



**CITY OF RIO RANCHO
RESOLUTION**

RESOLUTION NO.60

ENACTMENT NO.22-061

RESOLUTION ADOPTING THE HYDE PARK MASTER PLAN

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

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

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

WHEREAS: the Planning and Zoning Board of the City of Rio Rancho, at their meeting held on July 12, 2022, reviewed the proposed Hyde Park Master Plan and have made recommendation to the Governing Body on the adoption of the proposed Plan; and

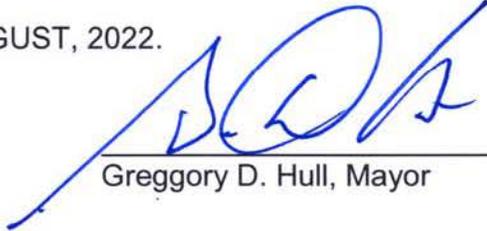
WHEREAS: the Governing Body of the City of Rio Rancho, following a duly noticed public hearing on August 11, 2022, reviewed the proposed Hyde Park Master Plan and determined that the Plan is in conformance with the City of Rio Rancho Comprehensive Plan.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF RIO RANCHO:

Section 1. The Governing Body hereby approves and adopts the Hyde Park Master Plan (planning area comprising approximately 49 acres), attached hereto.

Section 2. This Resolution shall become effective upon its adoption.

ADOPTED THIS 11th DAY OF AUGUST, 2022.



Greggory D. Hull, Mayor

ATTEST:



Rebecca A. Martinez, City Clerk
(SEAL)

Hyde Park

MASTER PLAN

AUGUST 2022

PREPARED BY:

CONSENSUS PLANNING, INC.
302 EIGHTH STREET NW
ALBUQUERQUE, NM 87102

BOHANNAN HUSTON, INC.
7500 JEFFERSON STREET NE
ALBUQUERQUE, NM 87109

PREPARED FOR:





**CITY OF RIO RANCHO
RESOLUTION**

RESOLUTION NO.60

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RESOLUTION ADOPTING THE HYDE PARK MASTER PLAN

1
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4 authority, jurisdiction and duty to enforce and carry out the provisions of law
5 relating to planning, platting, and zoning pursuant to 3-19-1, NMSA, 1978;
6 and
7

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

13 **WHEREAS:** the Governing Body of the City of Rio Rancho, State of New Mexico has the
14 authority to adopt, amend, extend, and carry out a general municipal plan, Rio
15 Rancho Comprehensive Plan; and
16

17 **WHEREAS:** the Planning and Zoning Board of the City of Rio Rancho, at their meeting
18 held on July 12, 2022, reviewed the proposed Hyde Park Master Plan and
19 have made recommendation to the Governing Body on the adoption of the
20 proposed Plan; and
21

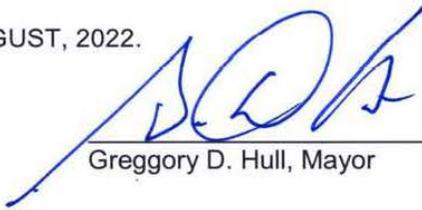
22 **WHEREAS:** the Governing Body of the City of Rio Rancho, following a duly noticed public
23 hearing on August 11, 2022, reviewed the proposed Hyde Park Master Plan
24 and determined that the Plan is in conformance with the City of Rio Rancho
25 Comprehensive Plan.
26

27 **NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF**
28 **RIO RANCHO:**
29

30 **Section 1.** The Governing Body hereby approves and adopts the Hyde Park Master Plan
31 (planning area comprising approximately 49 acres), attached hereto.
32

33 **Section 2.** This Resolution shall become effective upon its adoption.
34

35 ADOPTED THIS 11th DAY OF AUGUST, 2022.
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Greggory D. Hull, Mayor

ATTEST:



Rebecca A. Martinez, City Clerk
(SEAL)



**CITY OF RIO RANCHO
RESOLUTION**

RESOLUTION NO.61

ENACTMENT NO.22-060

RESOLUTION AMENDING THE SIERRA VISTA SPECIFIC AREA 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:** the Governing Body of the City of Rio Rancho has adopted a
18 Comprehensive Plan that addresses land use in master planned
19 communities; and
20

21 **WHEREAS:** the Governing Body of the City of Rio Rancho approved the Sierra Vista
22 Specific Area Plan on November 12, 2008 with Resolution No. 92
23 Enactment No. 08-095; and
24

25 **WHEREAS:** the Planning and Zoning Board of the City of Rio Rancho reviewed the
26 amendments to the Sierra Vista Specific Area Plan at their meeting held
27 on July 12, 2022, and following public hearing recommends approval of
28 those amendments and modifications; and
29

30 **WHEREAS:** the Governing Body of the City of Rio Rancho has reviewed the proposed
31 amendments (Case No. 22-410-00005) to the Sierra Vista Specific Area
32 Plan at their meeting held on August 11, 2022, and following public
33 hearing and receipt of the Planning and Zoning Board's report and
34 recommendation, has determined that the amended Plan is in
35 conformance with the City of Rio Rancho Comprehensive Plan.
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37 **NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY**
38 **OF RIO RANCHO:**
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40 **Section 1.** The Governing Body hereby approves and adopts the amendments and
41 modifications to the Sierra Vista Specific Area Plan as proposed to this resolution.
42

43 **Section 2.** Designs, layouts, and engineering requirements or details are subject to
44 compliance with City engineering and/or subdivision requirements prior to development.

1 **Section 3.** Effective Date: This Resolution shall take effect immediately upon
2 adoption.

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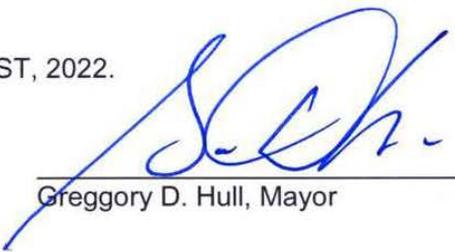
5 ADOPTED THIS 11th DAY OF AUGUST, 2022.

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Greggory D. Hull, Mayor

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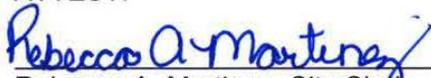
11 ATTEST:

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Rebecca A. Martinez, City Clerk
(SEAL)



**CITY OF RIO RANCHO
ORDINANCE**

ORDINANCE NO.21

ENACTMENT NO.22-17

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ORDINANCE OF THE CITY OF RIO RANCHO, NEW MEXICO AMENDING THE ZONING CLASSIFICATION AND OFFICIAL ZONING MAP FOR THE PROPERTY LEGALLY DESCRIBED AS MOUNTAIN HAWK TRACT 3A FROM R-2: SINGLE-FAMILY RESIDENTIAL TO R-4: SINGLE-FAMILY RESIDENTIAL, AND MOUNTAIN HAWK TRACT 3B FROM C-1: RETAIL COMMERCIAL TO R-6: MULTI-FAMILY RESIDENTIAL, IDENTIFYING CONDITIONS OF DEVELOPMENT; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS: the Governing Body of the City of Rio Rancho has adopted zoning regulations and an official zone map in accordance with New Mexico Statutes Annotated 1978 (NMSA 1978) Chapter 3, Article 21; and,

WHEREAS: in accordance with Rio Rancho Code of Ordinances (R.O. 2003) Section 150.07, an application to amend the zoning ordinance on the subject property has been submitted by AMREP Southwest, Inc., and assigned City Case No. 22-100-00013; and

WHEREAS: the Governing Body adopted the Hawksite Master Plan on May 23, 2001 with Resolution No. 27, Enactment No. 01-027; and amended as the Mountain Hawk Estates Master Plan December 11, 2019 with Resolution No. 128, Enactment No. 19-126; and

WHEREAS: the City of Rio Rancho Planning and Zoning Board held a duly noticed public hearing on July 12, 2022, regarding the proposed changes to the Official Zoning Map and, following study and consideration, has made findings (where applicable) whether or not the criteria in R.O. 2003 Section 150.07 are satisfied, and made these recommendations to the Governing Body regarding adoption of the changes; and

WHEREAS: the Governing Body received a report from the Planning and Zoning Board, and such report indicates the Planning and Zoning Board has studied and considered the proposed changes pursuant to R.O. 2003 Section 150.07, and said report includes specific findings related to the affected property; and

WHEREAS: a public hearing occurred, in accordance with procedures set forth in R.O. 2003 Section 150.07, and NMSA 1978 Section 3-21-6, on the proposed Official Zone Map changes hereinafter described were duly advertised and held by the Governing Body of the City of Rio Rancho on August 11, 2022 and the Governing Body heard interested parties and citizens for and against the proposed amendments; and

WHEREAS: the proposed amendments to be adopted by this Ordinance comply with the statutory and regulatory requirements of the aforesaid Code of

1 Ordinance and Statutes, and upon specific findings related to the subject
2 property and determining the proposed amendment is consistent with the
3 policies and criteria set forth in R.O. 2003 Section 150.07 (D) through (G),
4 the Governing Body finds the amendments promote the health, safety,
5 morals, and general welfare of the City.

6
7 **NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF**
8 **RIO RANCHO:**

9
10 **Section 1. Rezoning of Property and Change in Land Use.**

- 11 A. The Official Zone Map is hereby amended by assigning a zoning designation
12 on approximately 18.1157 acres from R-2: Single-Family Residential and C-1:
13 Retail Commercial to R-4: Single Family Residential on the land legally
14 described as:

15 Tract 3A, Mountain Hawk Subdivision, as shown on "SUMMARY
16 PLAT, MOUNTAIN HAWK, TRACTS 1A, 2A, 3A & 3B, RIO RANCHO
17 HAWKSITE, filed February 24, 2022, in volume 3, folio 2392D,
18 Document Number 200405069 (R.R.E Book 17, Pages 16-19) within
19 sections 8&9, T.13N., R.3E., N.M.P.M., City of Rio Rancho,
20 Sandoval County, New Mexico" filed in the office of the County Clerk
21 on May 23rd, 2022 in Plat Book 3, Pages 4876, and Rio Rancho
22 Estates Plat Book 32, Pages 42-43.

- 23
24 B. The Official Zone Map is hereby amended by assigning a zoning designation
25 on approximately 21.2634 acres from R-2: Single-Family Residential and C-1:
26 Retail Commercial to R-6: Multi-Family Residential on the land legally
27 described as:

28 Tract 3B, Mountain Hawk Subdivision, as shown on "SUMMARY
29 PLAT, MOUNTAIN HAWK, TRACTS 1A, 2A, 3A & 3B, RIO RANCHO
30 HAWKSITE, filed February 24, 2022, in volume 3, folio 2392D,
31 Document Number 200405069 (R.R.E Book 17, Pages 16-19) within
32 sections 8&9, T.13N., R.3E., N.M.P.M., City of Rio Rancho,
33 Sandoval County, New Mexico" filed in the office of the County Clerk
34 on May 23rd, 2022 in Plat Book 3, Pages 4876, and Rio Rancho
35 Estates Plat Book 32, Pages 42-43.

36
37 **Section 2. Land Use, Conditions, Development Standards/Regulations and use**
38 **of PROPERTY:**

- 39 A. The property identified in Section 1 (A), above, is subject to all requirements
40 of the R-4: Single-Family Residential Zoning District set forth in R.O. 2003
41 Section 154.11 (as of the effective date of this ordinance or as subsequently
42 amended).
43 B. The property identified in Section 1 (B), above, is subject to all requirements
44 of the R-6: Multi-Family Residential Zoning District set forth in R.O. 2003
45 Section 154.13 (as of the effective date of this ordinance or as subsequently
46 amended).

47
48 **Section 3. Severability Clause.** If any section, paragraph, clause, or provision of
49 this Ordinance, or any section, paragraph, clause, or provision of any regulation
50 promulgated hereunder shall for any reason be held to be invalid, unlawful, or

1 enforceable, the invalidity, illegality, or unenforceability of such section, paragraph,
2 clause, or provision shall not affect the validity of the remaining portions of this
3 Ordinance or the regulation so challenged.

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5 **Section 4. Effective Date.** This Ordinance shall become effective ten days after
6 adoption.

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8 ADOPTED THIS 11th DAY OF AUGUST, 2022.

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Greggory D. Hull, Mayor

ATTEST:



Rebecca A. Martinez, City Clerk

(SEAL)

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1. OVERVIEW

INTRODUCTION

Hyde Park is a planned community on a 49 acre site centrally located in the City of Rio Rancho. It is a community designed to fulfill the goals and objectives of the owner, homebuilders, future residents, and the City of Rio Rancho. Hyde Park is a residential community with distinct neighborhoods. The goal of the plan is to create a cohesive community with parks, trails, and open space.

The proposed Hyde Park Master Plan is located within Unit 13 of Rio Rancho Estates, and includes portions of Blocks 17 through 19. The boundaries of the Master Plan are Winchester Avenue to the north, Plon Avenue to the south, Broadmoor Boulevard to the east, and Edinburgh Street to the west. The properties included in this Master Plan and Zone Map Amendment are as follows:

- Unit 13, Block 17, Tract identified as “Park and Recreational Area”
- Unit 13, Block 18, Lots 1-13 and 22-40
- Unit 13, Block 19, Lots 1-19 and 22-40

The objectives of the Master Plan are:

- To designate the preferred zoning for the subject site as R-4;
- To provide a flexible plan that incorporates urban design standards that homebuilders can readily incorporate into a variety of housing products;
- To provide flexibility in the plan so that a variety of lot sizes can be mixed, rather than separating neighborhoods by lot size;
- To create a plan that encourages a sense of community. Some features of the plan that help to achieve this are:
 - The three access points into the community will be enhanced by entry features that establish a sense of arrival, and
 - A neighborhood park connected to the rest of the community via a trails system;
- To implement the City of Rio Rancho Comprehensive Plan; and
- To integrate land use, transportation, drainage, and utility planning into a comprehensive development plan for the property.

2. EXISTING CONDITIONS

INTRODUCTION

The existing conditions impacting this 49 acre site include the adjacent land use and zoning, platting pattern, transportation, infrastructure, and natural features. Analyzing the benefits and constraints of existing conditions helps to frame the discussion for the proposed Master Plan as they relate to the general goals, objectives, and policies of the Rio Rancho Comprehensive Plan.

LAND USE

Surrounding land uses impacting Hyde Park are limited because adjacent lands are primarily vacant. Adjacent land to the north of the Plan Area is primarily zoned TZ with some NC zoned land at Winchester Avenue and Broadmoor Boulevard. The land to the east is zoned R-4 and contains the Broadmoor Heights Subdivision across Broadmoor Boulevard. Land to the south is primarily zoned TZ and is vacant. The City Center is approximately 1/2 mile north west of Hyde Park. The City Center is zoned CBD/Central Business District, which permits a mix of land uses such as retail commercial, government, recreational, office, and entertainment. The area is a fast developing residential area, which includes Broadmoor Heights, High Range, and Hidden Valley zoned R-4.

ANTIQUATED PLATTING

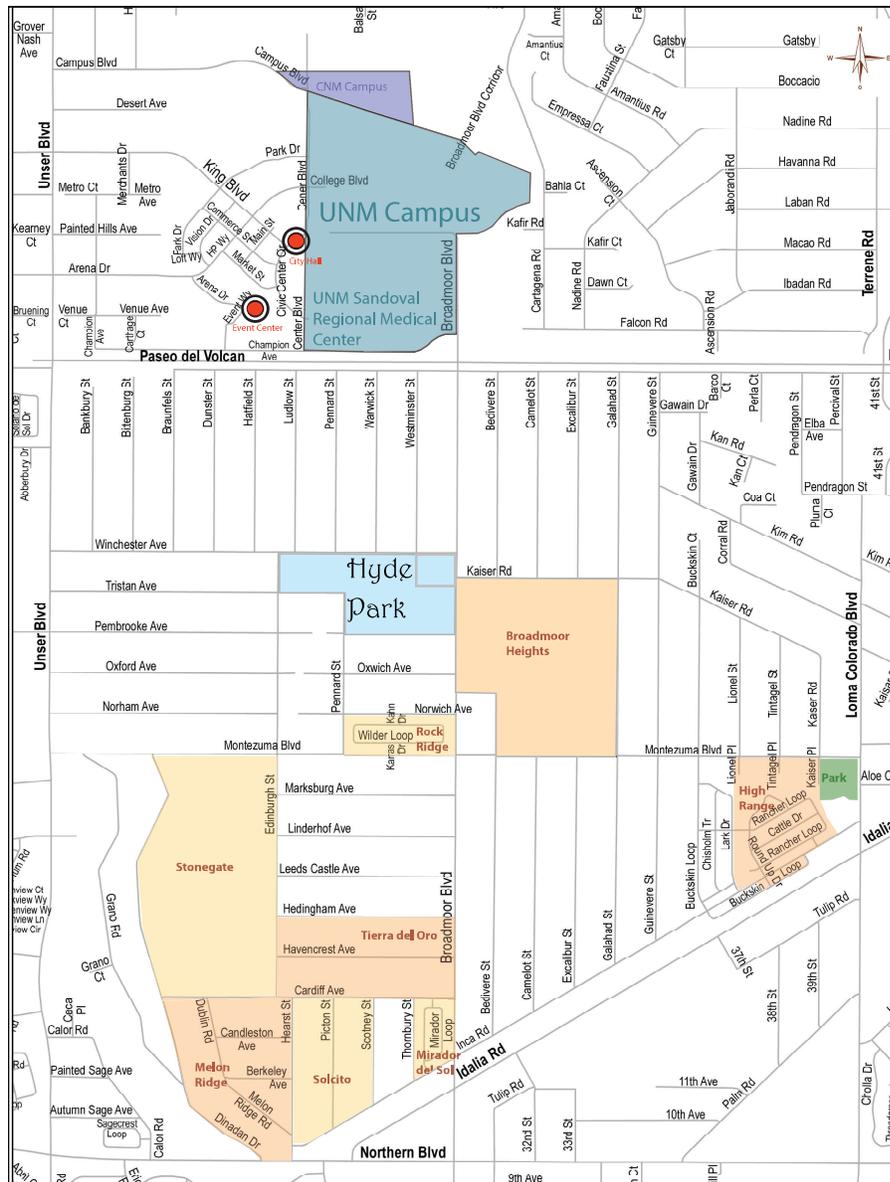
The antiquated and diverse land ownership patterns are a common constraint faced within the City of Rio Rancho that can be handled by land assemblage. Antiquated platting makes orderly, harmonious and economically sound development impossible. The Comprehensive Plan recognizes the issue of antiquated platting as a major obstacle in the way of sound growth, and promotes land assemblage. In Rio Rancho, the problems associated with antiquated platting are: inadequate street and lot layout, lack of adequate infrastructure, diversity of ownership, and a threat to public health and safety.

At the time the area was platted, the common lot layout included rectilinear roadways, with rectangular one acre parcels perpendicular to the roadways. Half-acre lots are not a sustainable residential density. Development in the area has since focused on assembling parcels into subdivisions that focus on residential development for mixed densities, including a variety of single-family detached housing products. Hyde Park will continue this trend by providing two housing types within the Pulte Homes repertoire.

TRANSPORTATION CORRIDORS

The north-south street serving this site is Broadmoor Boulevard. Paseo del Volcan, a major limited access arterial approximately 1/2 mile north of the site, will be the main east-west corridor. The east/west street serving the site is Montezuma Boulevard. Unser Boulevard, located approximately four miles west of Hyde Park, is a principal arterial. Additional right-of-way will be required along Broadmoor Boulevard and Winchester Avenue. For more detail on roadways, refer to Section F, Transportation Analysis.

With the City Center developed at Unser Boulevard and Paseo del Volcan, this area will serve as infill development and help provide the necessary rooftops to serve Rio Rancho's new retail development. These two roadways will provide excellent access to community amenities, and will help support planned development and future employment areas near the City Center, and Paseo Gateway Master Plan area.



VICINITY MAP

NEARBY EDUCATION AND PHYSICAL ACTIVITY CENTERS

There are eight existing schools within three miles of Hyde Park, including Shining Stars Pre-school, Colinas del Norte Elementary School, Ernest Stapleton Elementary School, Eagle Ridge Middle School, Rio Rancho Mid-High School, Rio Rancho High School, and V. Sue Cleveland High School. The University of New Mexico West Side Campus and Central New Mexico Community College (CNM) are close to City Hall and the Rio Rancho Convention and Visitors Center, north of Paseo del Volcan. Within three miles of the subdivision is the Loma Colorado Library and the aquatic center.

NATURAL FEATURES

The site is primarily rolling grassland with intermittent shrubs sparsely covering the surface. Indian ricegrass, blue grama, and ring and bush muhly are the dominant grasses. Cholla, prickly pear, and narrowleaf yucca are common. Fauna within the project area includes quail, cottontail rabbit, and jackrabbit. There is an existing drainage course that runs east and west across the site.

The site has a strong grade with Edinburgh Hill located at the center of the site. The conceptual lot layout has been designed to fit within this site topography to the extent possible.



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3. PROPOSED LAND USE, ZONING, & DENSITY

INTRODUCTION

This Master Plan includes a zone map amendment to R-4 to allow for a range of residential zoning to establish a distinctive community that offers a choice of housing. The site is currently zoned R-6, C-1, and TZ. The zoning requested for Hyde Park is R-4. Development Standards are addressed in Section 5, Design Standards.

The reason for the zone change from R-6, C-1, and TZ to R-4 is as follows: The current zoning contains a number of small commercial sites and high-density residential parcels that are not well suited to the physical characteristics of this site and Rio Rancho's current development patterns. Specifically, the surrounding area contains a surplus of neighborhood commercial and C-1 zoning that lacks a basis in market demand, even at full build-out. A blanket R-4 zoning for the site will continue to further the City's goals of medium and higher density residential development near the civic center while also allowing for the development of a complete master-planned neighborhood. R-4 zoning will also be more consistent with the zoning of neighboring developments. Under the new plan, there is the potential of having a variety of lot sizes within the neighborhood, contributing to a varied streetscape and built form as well as varied housing choices. Lots within Hyde Park will vary from 40 to 45 feet, contributing to a medium density in a central area of the community while still allowing for the development of single-family homes to meet current housing demands.

The following table includes the land use, acreage, number of lots, density, and number of residents.

The table also includes the conceptual plan for the number of residents projected for Hyde Park at full build-out in order to determine park dedication requirements. Household size is assumed to be 2.83 persons, regardless of the unit type. The City of Rio Rancho's level of service for parks is 3 acres per 1,000 population. Based on the maximum number of homes (246) and the resulting maximum number of residents, Hyde Park will meet the public park dedication requirement of 2.08 acres. The project will also include small HOA tracts of private open space, primarily functioning as landscaping.

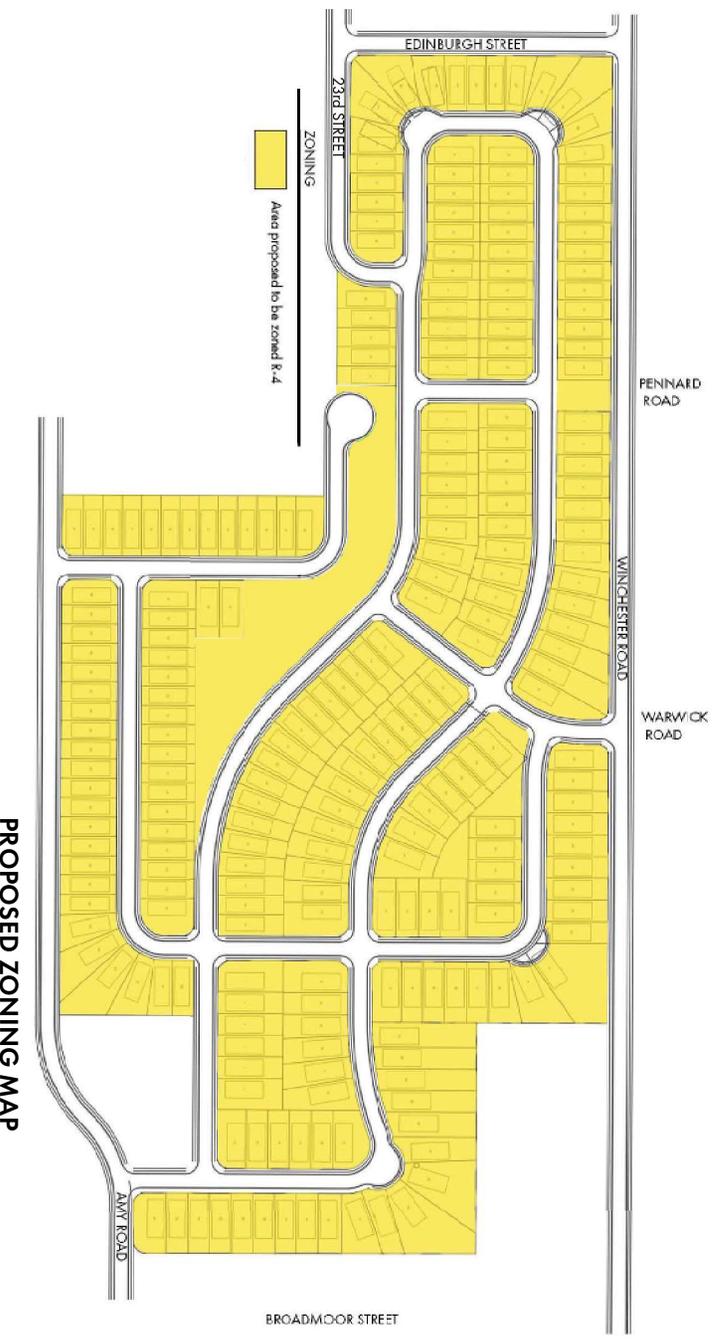
TABLE 2: LAND USE					
CATEGORY	ACREAGE	# OF LOTS	DENSITY (DU/AC)	# OF RESIDENTS	
Residential	33.38	246 *	7.36	696	
Public Parks	2.3	N/A	N/A	N/A	
Open Space/Pond/Private Parks	2.12	N/A	N/A	N/A	
Roads	11.2	N/A	N/A	N/A	
Total Master Plan	49	246 *	5.02	696	

The vacant parcels on the southwest corner of Winchester Avenue and Broadmoor Boulevard are designated for a neighborhood commercial development. Hyde Park is designed such that the services and amenities in this area would be easily accessible via foot and bicycle lowering residents' dependence on cars for local trips.

LAND USE AND ZONING DESCRIPTIONS

This section provides a general description of the zone category requested by the developer (see Proposed Zoning Map). Lot area, acreage, and number of lots are provided for each neighborhood.

All of the Hyde Park site will be zoned R-4. The goal is to provide market flexibility regarding lot type by allowing either the mixing or clustering of unit types. Overall, for the entire Hyde Park Plan, the density will not exceed 246 lots, with approximately 60% 40 feet wide and 40% 45 feet wide. The neighborhoods will be phased on the basis of the efficient provision of infrastructure and development access.





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ACCESS

Three access points are provided to the Hyde Park community. Pedestrian and vehicular access are accommodated along each street frontage. The Master Plan provides one access point each at Broadmoor Boulevard and Amy Road/Plon Avenue, Winchester Avenue, and at Edinburgh Street and 23rd Street. The main entrance is located along Broadmoor Boulevard and aligning with Amy Road (the main entrance to Broadmoor Heights) due to its classification as an arterial and the amount of traffic it is anticipated to carry.

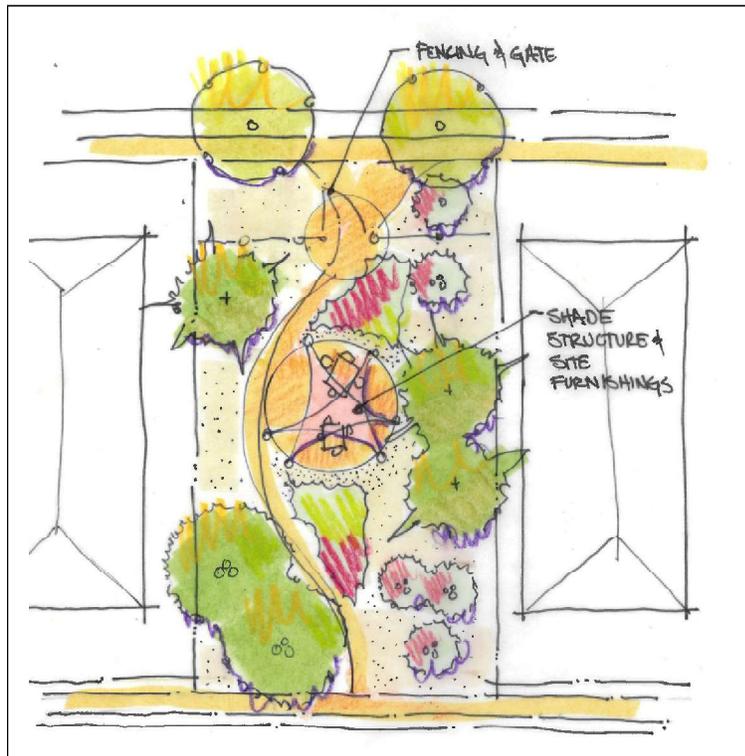
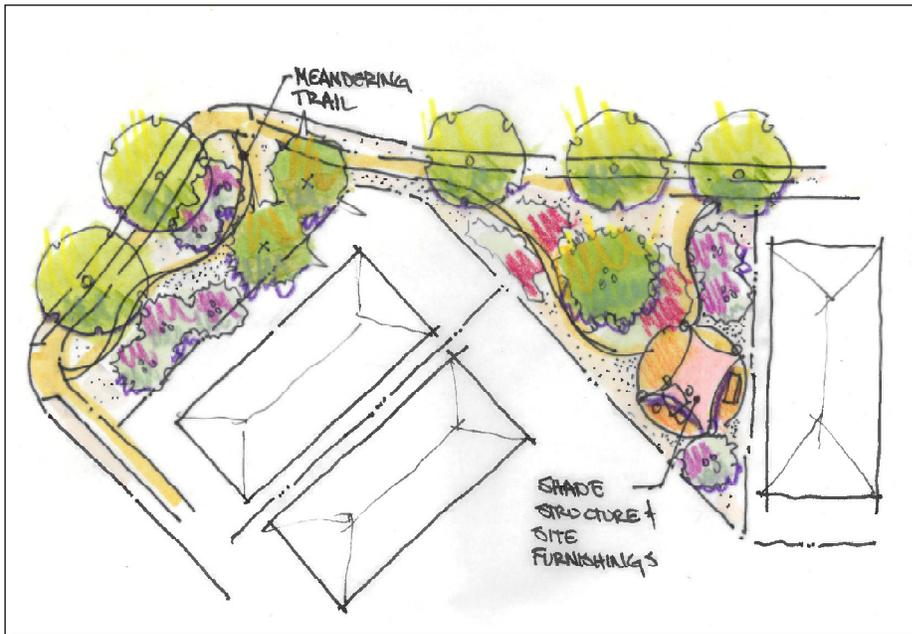
PARKS, TRAILS, AND OPEN SPACE

Parks and trails are defining features at Hyde Park. The main park is centrally located to take advantage of the site's change in topography to provide a unique area for both passive (overlooks) and active recreation and direct trail access. In addition to the main central park, smaller private neighborhood open space are provided. Parks are intended to serve as neighborhood gathering places. Strategies for accomplishing this include placing them in strategic locations within the neighborhood and co-locating neighborhood necessities such as mailboxes, within these spaces. In addition to the provided parks, landscaping and trails will be added to the pond sites as is feasible in order to allow them to function as open space amenities.



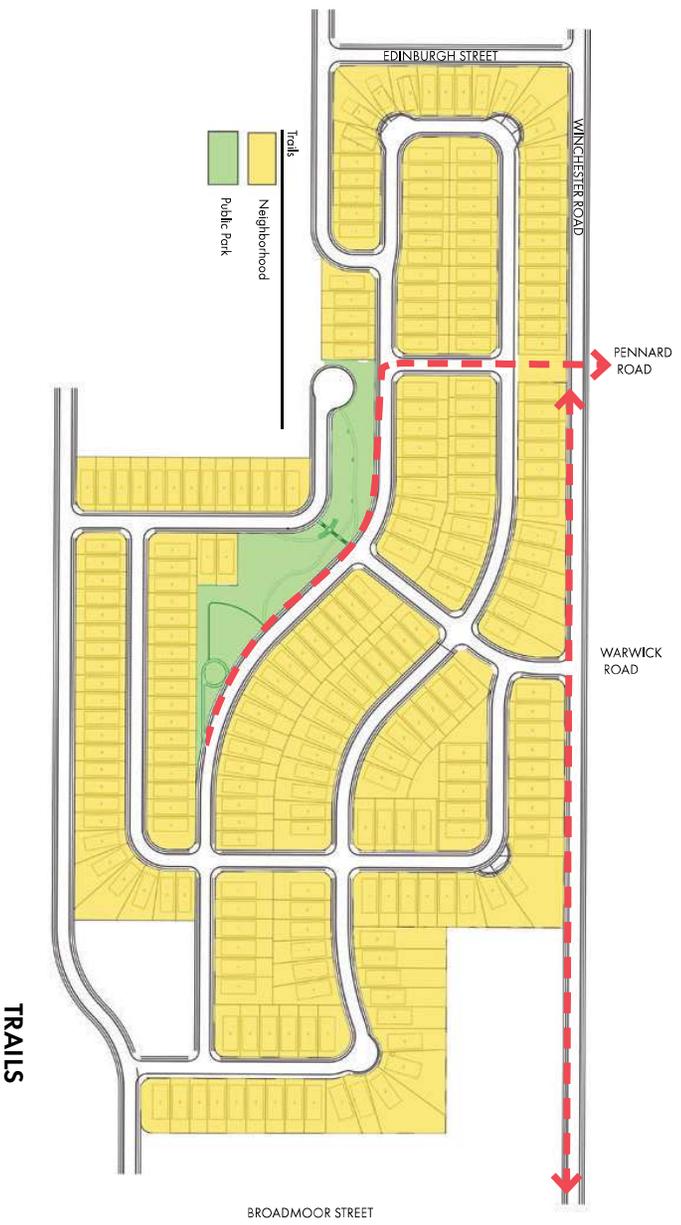
PARKS DIAGRAM

A homeowners association will be responsible for maintenance of the following park and landscape elements within the Master Plan: entryway and roundabout features, trails, private pocket parks, ROW landscaping, and the street tree and landscaping adjacent to the project on Broadmoor Boulevard and Winchester Avenue. Maintenance of the park and the smaller, pocket parks will remain the responsibility of the homeowners association and will not be turned over to the City.



POCKET PARKS

Trail corridors within Hyde Park are provided along Broadmoor Boulevard and along the main local streets that run through the community. The trail corridors vary in width but will meet City standards. Access is provided to the trail system from throughout the development via the sidewalk system. The trails will also connect to proposed future trails outlined in the Sierra Vista Specific Area Plan. In order to provide a more walkable community and pleasant pedestrian experience, it is preferred that sidewalks and/or trails meander between the park and adjacent public right of way as determined by the final design.



ROADS, PONDS, AND OPEN SPACE

The roads, open space, and pond account for 15.62 acres within the Hyde Park Master Plan. Street trees will be provided along each right-of-way, and will be maintained by the homeowners association(s). The pond will be maintained by the Home Owners Association.

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4. CONFORMANCE WITH RIO RANCHO PLANS AND POLICIES

CITY OF RIO RANCHO COMPREHENSIVE PLAN

The Hyde Park Master Plan adheres to the Rio Rancho Comprehensive Plan. The Comprehensive Plan is a policy document which lays out broad goals, objectives, and policies to guide the growth and development of Rio Rancho. The Rio Rancho Comprehensive Plan is organized around nine elements, including:

- Annexation, Antiquated Platting, and Addressing
- Conservation and the Natural Environment
- Land Use
- Population and Housing
- Transportation
- Public Facilities
- Parks and Recreation
- Urban Design
- Economic Development

The Hyde Park Master Plan will help implement the Rio Rancho Comprehensive Plan by furthering goals and policies included in each plan element. How the Plan conforms to the goals and policies of the Comprehensive Plan is included in the following section.

ANNEXATION, ANTIQUATED PLATTING, AND ADDRESSING

The goal of this element of the Comprehensive Plan, is to ensure challenges associated with antiquated platting are resolved throughout Rio Rancho through proper platting and addressing.

Hyde Park Master Plan will further this goal, by assembling 246 parcels into a Master Plan area that will have consistent addressing and will contribute to eliminating the antiquated platting in the area surrounding Rio Rancho City Center.

CONSERVATION AND THE NATURAL ENVIRONMENT

The intent of this element is to ensure that sustainability is a key component of the City's growth. As development occurs, this element is intended to provide guidance to ensure that concerns such as water quality, air quality, water conservation, geological features, and soil conditions are taken into consideration when development decisions are made.

The Conservation and Natural Environment Section of the Comprehensive Plan include some of the following goals and policies for achieving these objectives:

Goal CON-1: Preserve Water Resources

Goal CON-2: Preserve vegetation and natural resources

Policy CON-8: Promote soil stability through the use of the best available technology where practical.

The Hyde Park Master Plan meets these objectives through the design standards that call for night sky compliant lighting and xeriscape principles of landscape design. Materials that comply with xeriscape principals are encouraged and are provided in the Plant Palette on page 30.

The grading and drainage plan for the subdivision has met or exceeded the requirements from of the City of Rio Rancho to support the promotion of soil stability, which is particularly challenging based on the hilly terrain of the Hyde Park subdivision area.

LAND USE

The intent of the Land Use Element is to provide guidance for population growth by identifying and proposing the location of types of development and land uses. Goals and policies from the Land Use Element that are furthered by the Hyde Park Master Plan include:

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.

Policy L-4: Encourage adequate pedestrian connections to future transit facilities in all residential site development.

Policy L-5: Incorporate suitable developments that can provide an immediate revenue

benefit to the City of Rio Rancho within City Center, recognizing land values will drive the pace of making City Center a dense urban core.

The Hyde Park Master Plan establishes the desired community character through the Design Guidelines, which address building colors, finishes, and landscape requirements. Master planning is one of the City's key action steps towards carrying out these requirements. Hyde Park will include a centrally located park and a drainage pond that provides open space with community amenities. Walkability will be encouraged through the design of the local streets with sidewalks and a multi-use trail that provide pedestrian connections throughout the subdivision. An HOA tract along Winchester Avenue, which is accessible via the multi-use trail, will provide pedestrian access to a future subdivisions to the north of Hyde Park. Future transit facilities along Broadmoor Boulevard will be supported via pedestrian connections from Plon Avenue.

The Hyde Park Run Master Plan will utilize existing City of Rio Rancho zoning categories and development will conform with the design standards contained in those zoning categories and this Master Plan. Design standards created for Hyde Park are aligned to expand on the City's Zoning Ordinance and will provide unified streetscapes, unified signage design, perimeter wall and entry design, and a centrally located park and open space areas. Landscaping requirements shall apply to streetscapes, detention ponds, perimeter areas adjacent to perimeter walls, and buffer areas (see Section E, Design Standards for more detail on walls and landscape).

The Master Plan further meets the intent of the Comprehensive Plan through the assembly of prematurely platted properties into developable parcels. Increased property taxes derived from the homes developed within Hyde Park will help to support the Rio Rancho School District.

Hyde Park is located approximately 1/2 mile south of the Rio Rancho City Center. Residents living in the Hyde Park community could possibly find employment in the commercial area of the City's downtown (when developed), City Hall, Rio Rancho Event Center, University of New Mexico and Presbyterian Medical Centers, other commercial areas, or at nearby schools. Additional land uses in the surrounding area that can support residential development within Hyde Park includes office, commercial, institutional, entertainment, and additional nearby residential.

POPULATION AND HOUSING

The intent of the Population and Housing element of the Comprehensive Plan is to ensure housing is available to all sectors of the population and to guide development to key areas that are fundamental to the development of the City. Goals and policies that are furthered by the Hyde Park Master Plan include:

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 or place.

Goal PH-4: To ensure that single-family and multi-family residential neighborhoods provide an attractive living environment.

Policy PH-7: Support residential developments with appropriate amenities for families with children.

The housing concept for the Hyde Park Master Plan furthers the above Comprehensive Plan goals and policies by including two lot sizes and housing units of various type and style throughout the Master Plan area. The Hyde Park Master Plan shows residential densities classified by the R-4 designation, with a maximum of 246 lots.

The streets within Hyde Park will be landscaped and HOA tracts will be located throughout providing green space among the housing units.

The centrally located park will provide amenities for families such as a playground, turf area, and walking trails. Hyde Park is also in proximity to City amenities such as the Loma Colorado Main Library, McDermott Athletic Center, Rio Rancho Sports Complex, and the Sky Room Campus Park.

TRANSPORTATION

The Transportation Element is intended to establish a long-range transportation network to meet local and regional circulation needs. A multi-modal transportation system to move people and goods is also encouraged. The Transportation Element of the Comprehensive Plan contains the following goals, which are relevant to the Hyde Park Master Plan:

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).

A Traffic Impact Analysis (TIA) is underway and will be completed prior to development.

As illustrated in the paragraphs below, the Master Plan meets the objectives of providing access to a variety of transportation options through the creation of an internal transportation network that provides pedestrian and vehicular connectivity in addition to providing connectivity and improvements to the adjacent transportation network.

There shall be three access points to Hyde Park. The access points will be from Broadmoor Boulevard, Winchester Avenue, and Edinburgh Avenue. Amy Road, which continues from Broadmoor Heights, will realign with Plon Road on the southern edge Hyde Park. The longest urban streets will run east west with shorter connector streets creating a connected, efficient transportation network. The Broadmoor Boulevard entrance will contain a roundabout, providing an effective traffic calming design doubling as a gateway to the community with signage and landscaping.

Internal pedestrian circulation will be provided via sidewalks and a multi-use trail along the interior roadways and open space easements to the residential neighborhoods. All internal roadways shall comply with City of Rio Rancho standards including width, sidewalks, signage, lighting, etc.

As part of the subdivision development, improvements shall be made to Broadmoor Boulevard, Winchester Avenue, and Plon Avenue.

PUBLIC FACILITIES

The intent of the Public Facilities Element of the Comprehensive Plan is to minimize the difficulties, due to antiquated platting, of providing infrastructure within the City. The applicable policy is listed below.

Policy PF-3: Make land use recommendations based on the availability of adequate public facilities necessary to support a proposed land use.

The Master Plan meets this intent and policy. The Master Plan is in an area of Rio Rancho that has existing development, existing infrastructure, and public facility capacity for the planned development.

PARKS AND RECREATION

The intent of the Parks and Recreation Element of the Comprehensive Plan is to ensure that as the City of Rio Rancho develops, amenities such as parks and recreational facilities are provided for the growing population. The goals that are particularly applicable to the Master Plan are listed below:

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.

Goal PR-5: Provide a variety of quality of life services to meet community needs, assuring that there are strong relationships with all sectors of the community and ample opportunities to foster human interaction

The Master Plan meets the City of Rio Rancho requirement for park space, with the inclusion of the neighborhood park in the center of the subdivision. Two additional outdoor spaces are planned to provide opportunities for the community to meet. The pond at the southeast corner of the development is anticipated to include landscaping and amenities such as a walking path

and benches. A small open space area located adjacent to Winchester Street to the north, will function as a pedestrian connection to future development. Hyde Park additionally locates neighborhood facilities such as mailboxes in common open space areas, in order to foster interaction between neighbors.

URBAN DESIGN

The intent of the Urban Design Element of the Comprehensive Plan is to ensure that development follows design standards that help to achieve the creation of community identity and aesthetic quality. Some of the relevant goals, policies, and actions within this element include:

Goal UD-4: Create safe developments that discourage crime

Goal UD-4: Support development that links neighborhoods and encourages the use of all modes of transportation

Goal UD-8: Embrace the use of xeriscape landscaping

The Hyde Park Master Plan includes a Design Standard section which meets the intent of the Comprehensive Plan. Specifically, standards are included that provide pedestrian linkages within the plan area as well as to the major streets bounding the Plan Area.

ECONOMIC DEVELOPMENT

The primary goal of the Economic Development Element is to expand employment opportunities, provide a mix of jobs, support existing retail and service needs as well as provide infrastructure to support and attract existing and new businesses.

By providing residential development near the City Center, Hyde Park residents will help serve the planned commercial retail centers. Retailers look for the number of roof tops within a given radius of new planned commercial areas; by providing additional residential development, new retailers can capture a greater market share.

SIERRA VISTA SPECIFIC AREA PLAN

Hyde Park is located within the Sierra Vista Specific Area Plan, which was adopted by the City of Rio Rancho Governing Body in 2008. The purpose of the Plan is to help guide and manage future development along, and in the vicinity of, major arterial streets within the City of Rio Rancho. The Sierra Vista Area Plan envisions the land use in the area to be a mixture of high-density residential, medium-density single family development, and neighborhood center commercial.

Hyde Park furthers the intent of the Sierra Vista Area Plan, by providing for medium-density residential adjacent to Broadmoor Boulevard near the Rio Rancho City Center. The Zone Map Amendment accompanying the Hyde Park Master Plan, which proposed to re-zone the property as R-4, will allow for stable medium-density housing in a variety of housing types as well as providing community parks and amenities as stipulated in the Sierra Vista Specific Area Plan. Hyde Park will incorporate a multi-use trail that will provide pedestrian and bicycle connection from Broadmoor Heights located east of Broadmoor Boulevard. The trail was identified in the Sierra Vista Specific Area Plan as a desired connection through the plan area.

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5. DESIGN GUIDELINES

INTRODUCTION

The design standards are intended to support a sense of cohesiveness within the entire Hyde Park community and provide a flexible framework for community design that encourages innovative and creative solutions, rather than setting a rigid set of requirements. These standards will help implement the Urban Design provisions of the City of Rio Rancho's Comprehensive Plan.

The standards are primarily intended as a generalized guide for end users/builders that will participate in the development of Hyde Park. Where these standards conflict with City of Rio Rancho ordinances or approved City standards, the more stringent shall apply. An Architectural Review Committee will be established to review the Design Guidelines for compliance.

SITE DESIGN

A primary focus for specific site design within Hyde Park will be the creation of a walkable, family-oriented community. All areas will provide convenient pedestrian circulation through and between neighborhoods, to the external streets, and the proposed adjacent commercial development. The relationship of buildings to the street contributes to how the neighborhood environment is experienced by residents and is an important design issue to consider in site planning.

GENERAL

1. Sidewalk requirements shall be consistent with City of Rio Rancho standards, except along some of the primary internal streets, where an asphalt trail is proposed on one side.
2. Safe, convenient, and pleasant pedestrian circulation may be accomplished with sidewalks, trails, special pavings, and shade.
3. Pedestrian walkways shall be designed to be handicapped accessible (see Americans with Disabilities Act Criteria for Barrier-Free Design).
4. Concrete, asphalt, or compacted decomposed granite with stabilizer are acceptable materials for pedestrian walkways.
5. Clear sight distances shall be maintained at all driveway locations and intersections per AASHTO design standards.

6. Unfinished gray block walls, barbed wire, chain link, concertina wire, and wood or plastic/vinyl fencing are prohibited.
7. Single Family Residential shall be the sole housing type within the community.
8. All development shall comply with the City of Rio Rancho Subdivision Ordinance.
9. Homes shall be designed to avoid creating a "garagescape" effect. Techniques employed towards this end may include front courtyards, porches, and garage setbacks.
10. Single family units are prohibited from fronting or have driveway access to a collector or major local street, including Broadmoor Boulevard and Winchester Avenue.
11. Proposed driveway locations shall be consistent with curb cut requirements identified in the Rio Rancho City Code.
12. Lots that face streets at the front and rear shall be limited to one driveway at the front facing street. A solid wall shall be provided at the rear yard of the property to ensure limited access.
13. Yard walls shall be constructed of CMU block. Perimeter walls shall be constructed of split-faced CMU block or a combination of colored blocks, split face, and/or burnished block.
14. To soften the horizontal mass of a continuous perimeter wall, along Winchester Avenue and Broadmoor Boulevard, the wall along these streets shall be designed to:
 - Have significant landscaping facing the public right-of-way to soften the appearance of the wall surface. Street tree canopies shall count as landscaping for this purpose. Maintenance of the landscaping shall be the responsibility of the homeowner's association.

ARCHITECTURE

The architectural standards are intended to describe the general characteristics of the project. While all of the buildings will reflect these standards, it is not the intent of these design standards to prohibit a certain amount of individual expression and creativity. The use of various architectural details and materials shall be consistent when used on various elevations.

Residential

1. Building height on houses with pitched roofs shall not exceed 32 feet to the highest point of the pitch. Building height on houses with flat roofs shall not exceed 26 feet.
2. Stucco shall be the primary building material. Stone, tile, or brick accents are allowed.
3. Stucco colors shall be limited to shades of brown, tan, sage green, ochre, slate, spruce, ivory and sand. Bright colors as the dominant exterior color are prohibited.
4. The use of accent colors in entry portals, front door, window frames and trim, and other incidental elements is encouraged.

5. Front porches, entryways, and/or portals, if used, shall have a minimum 5 foot depth, and shall be permitted within the front yard setback.
6. Antennae or solar collector equipment, if used, shall be installed so as to minimize its visibility from any public street.

SIGNAGE

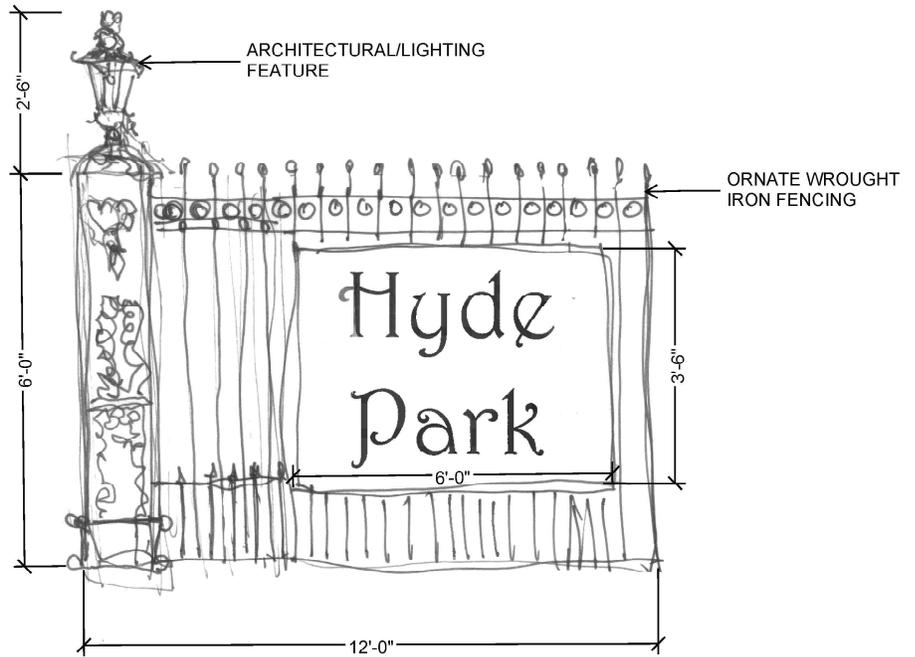
Signage should enhance the overall character of the community, as well as provide information and direction to residents and visitors. A common design theme for signage within Hyde Park will enhance the community image. The placement of signs should be considered an integral part of the site development process. Future signage will meet applicable dimensional standards (type, height, area, illumination) and the materials will be consistent with the theme of the subdivision/development. The Applicant will work with City staff to ensure consistency prior to permit/approval.

General

1. Signs shall be designed, sited, and installed to avoid disruption of vehicular sightlines, as well as conform to existing Rio Rancho sign regulations.
2. Prohibited signs include banners, pennants, ribbons, streamers, strings of light bulbs and spinners (except during holiday season or special thematic event); brashly colored signs with moving or flashing lights; signs which are animated in any manner; portable signs; off-premise signs referring to a business or merchant not doing business on the premise where the sign is displayed.

Entry Signs

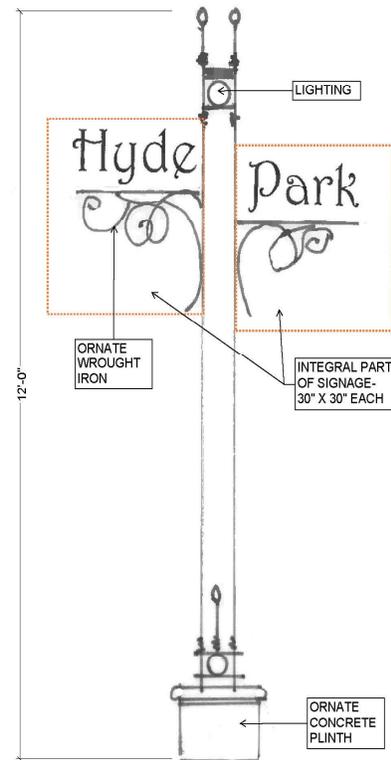
1. All neighborhood entry signs shall include "Hyde Park".
2. Freestanding neighborhood primary entry sign shall be monument style and located at Broadmoor Boulevard and Amy Road, with an alternative location further in the subdivision near the pond. The exact location to be determined prior to installation.
3. The conceptual design for the monument sign includes an architectural lighting feature and is constructed of ornate wrought iron fencing and a lighting feature at top of the sign. Monument signage may be uplit in a manner that provides sign visibility at night, complies with City of Rio Rancho exterior lighting, and dark sky regulations.
4. The maximum height of the monument sign shall not exceed 9 feet, inclusive of the lighting feature, and a width of 12 feet.



PRIMARY ENTRY MONUMENT SIGNAGE

5. Secondary entry signs shall be freestanding pole style. They will be located at Winchester Road and Edinburgh Street. Additional locations for secondary entry signs will be determined as development occurs. The conceptual design includes ornate wrought iron integral to the signage. It includes a lighting element at the top and the bottom will be an ornate concrete plinth. The signs shall not exceed 12 feet in height.

6. The signage program at Hyde Park will include project identification graphics in key locations along the perimeter of the project. This will include wall and pilaster elements that match the entry signage colors and materials.



SECONDARY ENTRY SIGNAGE

LIGHTING

The objective of the lighting standards is to preserve the “dark sky” while providing lighting that enhances the safety, security, and visual aesthetics of the area. Careful attention to lighting detail will contribute to the sense of a cohesive community image. Additional restrictions on lighting may be imposed through privately enforced covenants, conditions, and restrictions (CC&Rs).

General

1. Light fixtures and standards shall conform to local safety illumination standards and existing City regulations.
2. Street lights shall be per Rio Rancho and Public Service Company of New Mexico standards, which require street lights at all intersections, cul-de-sacs, and curves in the roadway.
3. Site lighting shall be shielded and oriented so as to eliminate glare or light trespass onto adjacent roadways and properties. All lighting shall be in compliance with the State of New Mexico Night Sky Act.
4. Lighting layout shall be coordinated with proposed landscaping and trees to maximize light distribution and avoid conflicts.
5. Bollard lights may be used at pedestrian connections. The fixtures shall be fitted with louvers, diffusers, or shields as necessary to eliminate glare on adjacent roadways and properties.

LANDSCAPE AND STREETSCAPE

The environmental, as well as aesthetic, value of landscaping in an arid region cannot be overstated. Landscaping shall be used to buffer noise, block undesirable views, provide wind protection, shade, provide relief from the heat and glare generated by development, to control soil erosion, and enhance pedestrian and vehicular traffic and safety. Street trees are intended to soften and break-up the streetscape and slow traffic. Recognizing the increased public awareness of water conservation, these standards promote the use of native and naturalized plant species that perform well in an arid environment.

GENERAL

1. Landscape plans shall comply with the City’s Water Conservation Ordinance and Zoning Code.
2. Landscaping in accordance with an approved plan must be installed in a timely manner in accordance with the CC&Rs.
3. Turf shall not be used within the street R.O.W. or within the landscape area between the

curb and sidewalk. These areas should be planted with shrubs and trees.

4. A clear sight triangle must be maintained in any landscape area per AASHTO sight distance standards.
5. A fully automated irrigation system shall be provided for all landscaped areas. The system shall be designed to avoid overspraying walks, buildings, fences, etc.
6. Undeveloped areas held in reserve for future building or pavement should be stabilized with an acceptable polymer based agent or seeded with a mixture of native grasses/wildflowers.
7. Coverage of the common landscape areas with living vegetative material will be governed by existing City regulations.
8. Street trees shall be planted at a rate of one every 30 linear feet along the subdivision perimeter, drives and roadways and where lots back up onto roadways and within 4 feet of the back of curb.
9. Street trees planted between the back of curb and sidewalk shall be trees with non-intrusive roots that do not lift pavements and concrete and create hazards. Trees such as Desert Willow, Texas and Escarpment Live oak are appropriate for these areas.
10. Homebuilders shall provide front yard landscaping for each residential lot. This requirement is in addition to the street tree in front of the residence. The minimum plant quantities shall be as follows:
 - Trees - One deciduous shade or evergreen tree, 2 inch caliper or 10 - 12 feet in height
 - Shrubs / Groundcovers - Six 1-gallon and five 5-gallon shrubs
 - Drought tolerant warm season grasses are allowed.
 - Irrigation - all front yard landscape and the street tree in front of the residence shall have automatic irrigation with a timer
 - Mulch - Gravel mulch
11. Minimum plant sizes at time of installation shall be as follows:
 - Trees - 2 inch caliper, or 10 to 12 feet in height
 - Shrubs & Groundcovers - 1 or 5 gallon
 - Turf grasses shall provide complete ground coverage within 1 growing season after installation
12. Irrigation and maintenance of front yard landscape and street trees along internal neighborhood streets shall be the responsibility of the individual homeowner.
13. Plant palette. The following plant palette has been developed as a general guide for development at Hyde Park. They have been chosen for their ability to withstand a variety of planting conditions, have lower water requirements, and are based upon the City of Albuquerque's Plant List. Substitutions are allowed in cases where plant species or sizes are not available.

TREES

WASHINGTON HAWTHORN / *Crataegus phaenopyrum*
PURPLE ROBE LOCUST / *Robinia ambigua* 'Purple Robe'
WESTERN CATALPA / *Catalpa speciosa*
DESERT WILLOW / *Chilopsis linearis*
NEW MEXICO LOCUST / *Robinia neomexicana*
OAK / *Quercus* spp.
SCOTCH PINE / *Pinus sylvestris*
AFGHAN PINE / *Pinus eldarica*
NEW MEXICO OLIVE / *Forestiera neomexicana*
HONEYLOCUST / *Gleditsia triacanthos*

SHRUBS AND GROUNDCOVERS

APACHE PLUME / *Fallugia paradoxa*
AUTUMN SAGE / *Salvia greggii*
BIGS AGE / *Artemisia tridentata*
BLUE LEADWORT / *Ceratostigma plumbaginoides*
BLUE MIST SPIREA / *Caryopteris x clandonensis*
CLARET CUP / *Echinocerus triglochidiatus*
CRAPE MYRTLE / *Lagerstroemia*
CREEPING ROSEMARY / *Rosmarinus off. pro.*
MUGO PINE / *Pinus mugo*
PARRY AGAVE / *Agave parryi*
RED YUCCA / *Hesperaloe parviflora*
ROSEWOOD / *Vaquelinia*

SETBACKS

The use of setbacks provides space for visually attractive streetscapes and allows for adequate spacing and fire access between homes.

- The front setback shall be a minimum of 20 feet to any front-facing garage door.
- The rear setback shall be a minimum of 15 feet.
- The side setback shall be a minimum of 5 feet for a total of 10 feet between structures.
- Corner lots shall have a minimum 10-foot street side setback.

SITE UTILITIES

The purpose of these standards is to promote the coordinated development of utilities to minimize utility costs and visual impacts associated with utility structures.

General

1. All permanent utilities shall be located underground.
2. Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way as practical and as allowed by the utility providers.
3. When an above-ground backflow prevention device is required by the City of Rio Rancho, the heated enclosure shall be constructed of materials compatible with the architectural materials used as the main elements of the building. If pre-fabricated fiberglass enclosures are used, they shall be appropriately screened from view by walls and/or landscaping.

6. TRANSPORTATION

OVERVIEW

The entrances for Hyde Park will be Winchester Avenue and Broadmoor Boulevard. These entrances and intersections within the development shall comply with AASHTO sight distance standards.

The development will include three entrances: a main entrance from Broadmoor Boulevard at approximately Amy Road, a northern entrance from Winchester Avenue near Warwick Street, and from Edinburgh Street and 23rd Street on the west. These entrances will be connected via a modified grid of local streets designed to City standards. In order to avoid monotony in the design of blocks within the development, interior streets will have minor curves that mimic the site’s natural topography. At the primary entrance at Amy Road, a traffic circle will be provided to calm and disperse traffic within the development.

The City of Rio Rancho has identified Broadmoor Boulevard as a minor arterial. Broadmoor will have a 106 foot right-of-way. Any turn lanes or other modifications will be provided if deemed necessary by the traffic impact analysis approved by the City.

Sidewalks and multi-use trails will be provided per City of Rio Rancho standards.

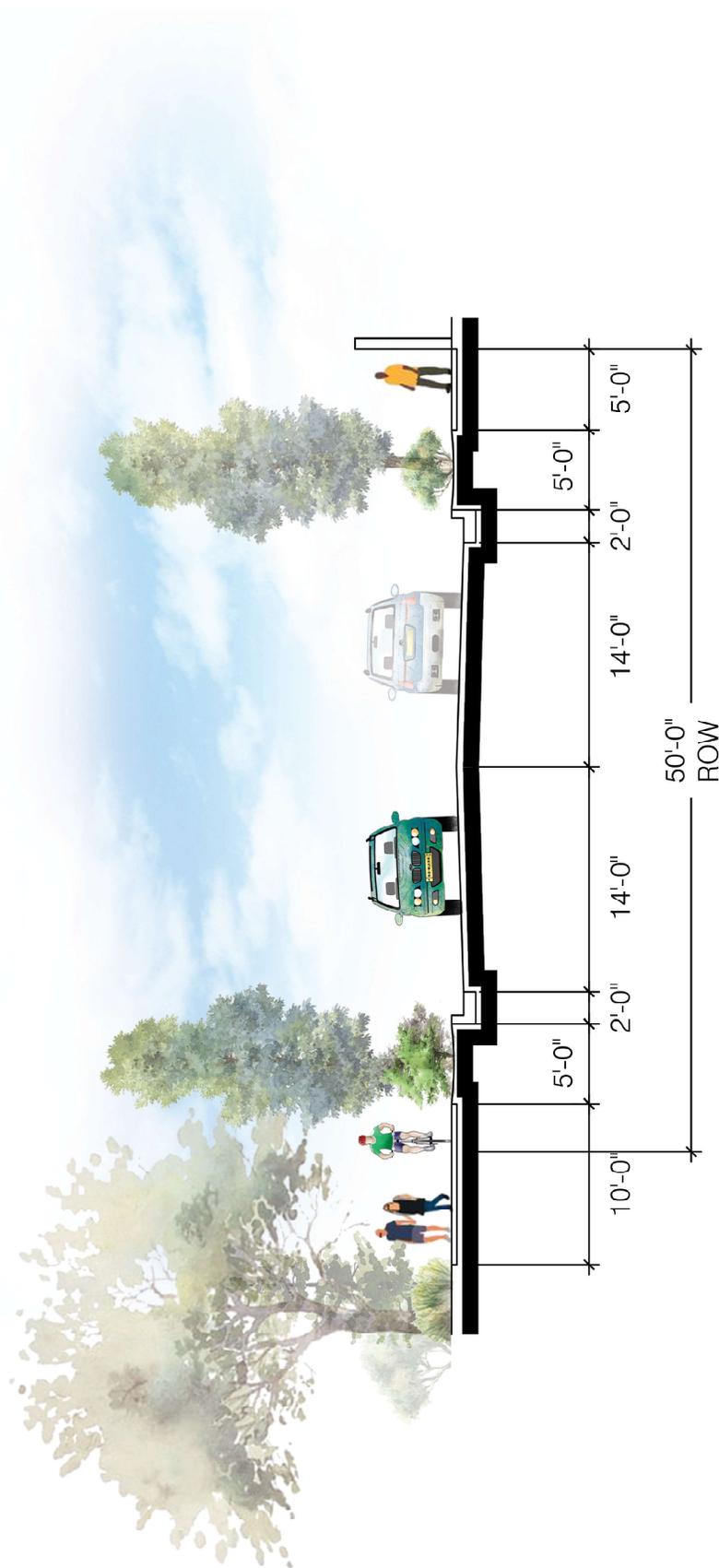
All existing rights-of-way within Hyde Park are proposed to be vacated in conjunction with a bulk plat. The total area vacated by the development will be 3.9 acres. Ultimately, a total of 11.2 acres of public rights of way within Hyde Park will be dedicated to the City of Rio Rancho.

As previously mentioned, Hyde Park will consist of a maximum of 246 single-family detached homes. The following table is the trip generation for the land use within the development.

TABLE 3: SINGLE FAMILY DETACHED HOUSING

DWELLING UNITS	24 HR	A.M. PEAK HOUR		P.M. PEAK HOUR	
	VOLUME	ENTER	EXIT	ENTER	EXIT
246	2310	44	125	146	86

Source: ITE Trip Generation, 6th Edition, Code 210
 Note: The current plan shows 246 homes. The final number of homes will remain under 246.



CONCEPTUAL STREET SECTION

7. CONCEPTUAL DRAINAGE PLAN

OVERVIEW

The intent of the conceptual grading plan for Hyde Park is to provide the initial framework for a drainage solution within the Lomas Negras watershed. The plan will consider existing conditions within the watershed and adhere to the discharge rates defined in the Sierra Vista East Facility Plan, dated December 2010 which was prepared by Huitt-Zollars. The Hyde Park Master Plan will fall within the jurisdiction of the City of Rio Rancho and the Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA). A full drainage report will be completed with the first construction plan set.

PLAN AREA DESCRIPTION

The Hyde Park Master Plan consists of approximately 49.4 Acres. The Hyde Park Master plan will have a maximum of 246 lots at an overall maximum density of 5 dwelling units/acre.

FLOOD ZONE

Per FEMA FIRM Panel 35043C1900D dated March 18, 2008, the Hyde Park Master plan does not fall within a designated flood plain. Refer to FIRM Panel included at the end of this section.

EXISTING CONDITIONS

The existing drainage basins will be analyzed using land treatments as defined in the City of Rio Rancho Development Manual, section 2 table E-2, Land Treatments. The existing basins, including onsite and offsite basins, consist of 81.17 Acres.

The existing drainage basin at the northwest corner of the site drains to the northwest and falls within the Sierra Vista West Master Plan, while all other existing basins fall under the Sierra Vista East Master Plan. There is a high point that runs east to west across the site that coincides with the boundary for System 100 (blue basin) and System 200 (green basin) from the Sierra

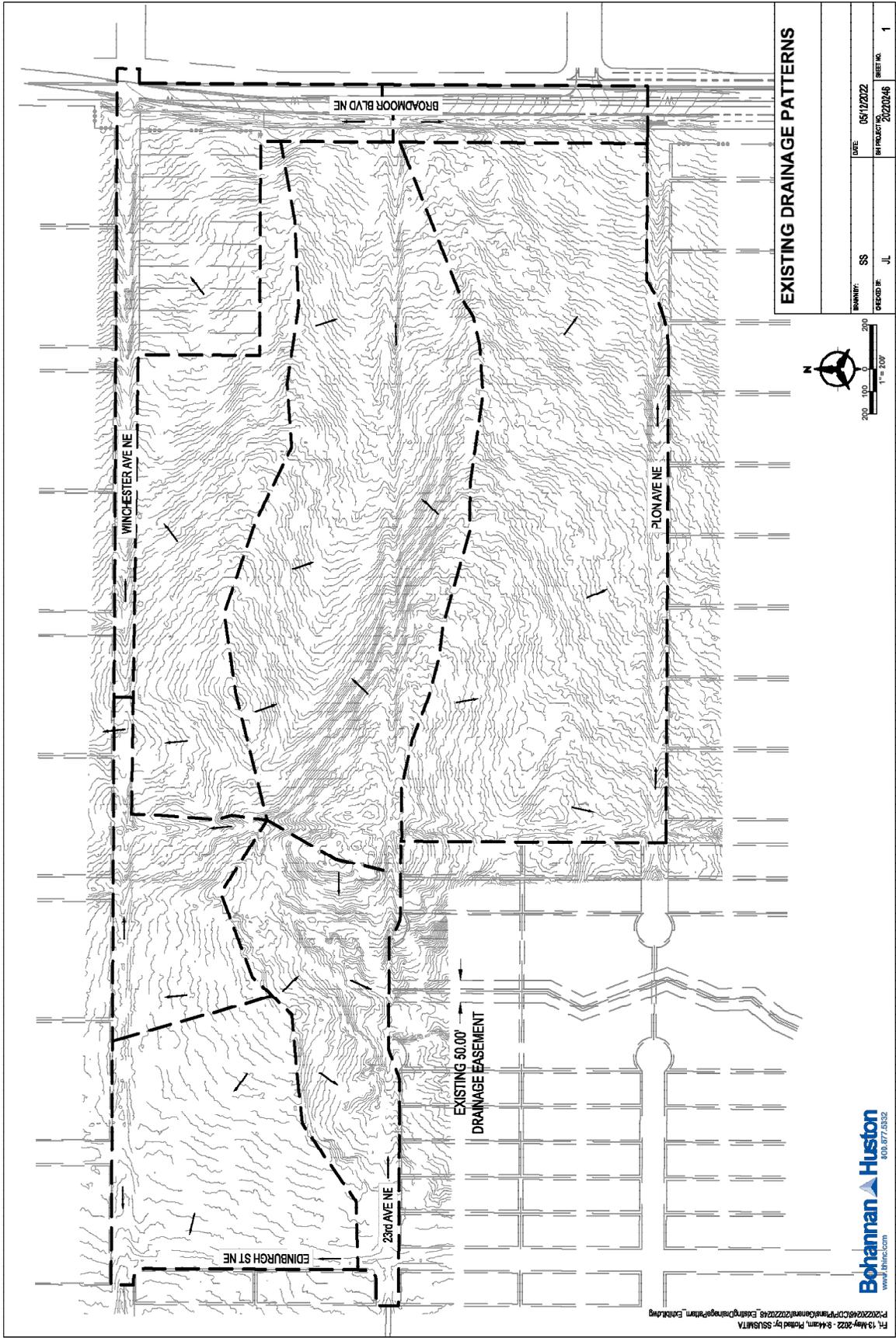
Vista East Master Plan, see enclosed exhibit Sierra Vista East Facility Plan, Basin Map 1-6. North of the existing high point sheet flows towards Winchester Ave and continues North towards Paseo Del Volcan. South of the existing high point drains to the Southeast, parallel to Broadmoor Drive and continues south towards the Rock Ridge Subdivision where it goes to the existing culverts located North of Norwich Avenue.

DEVELOPED CONDITIONS

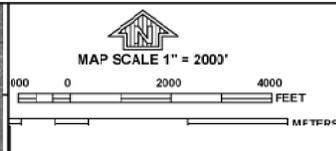
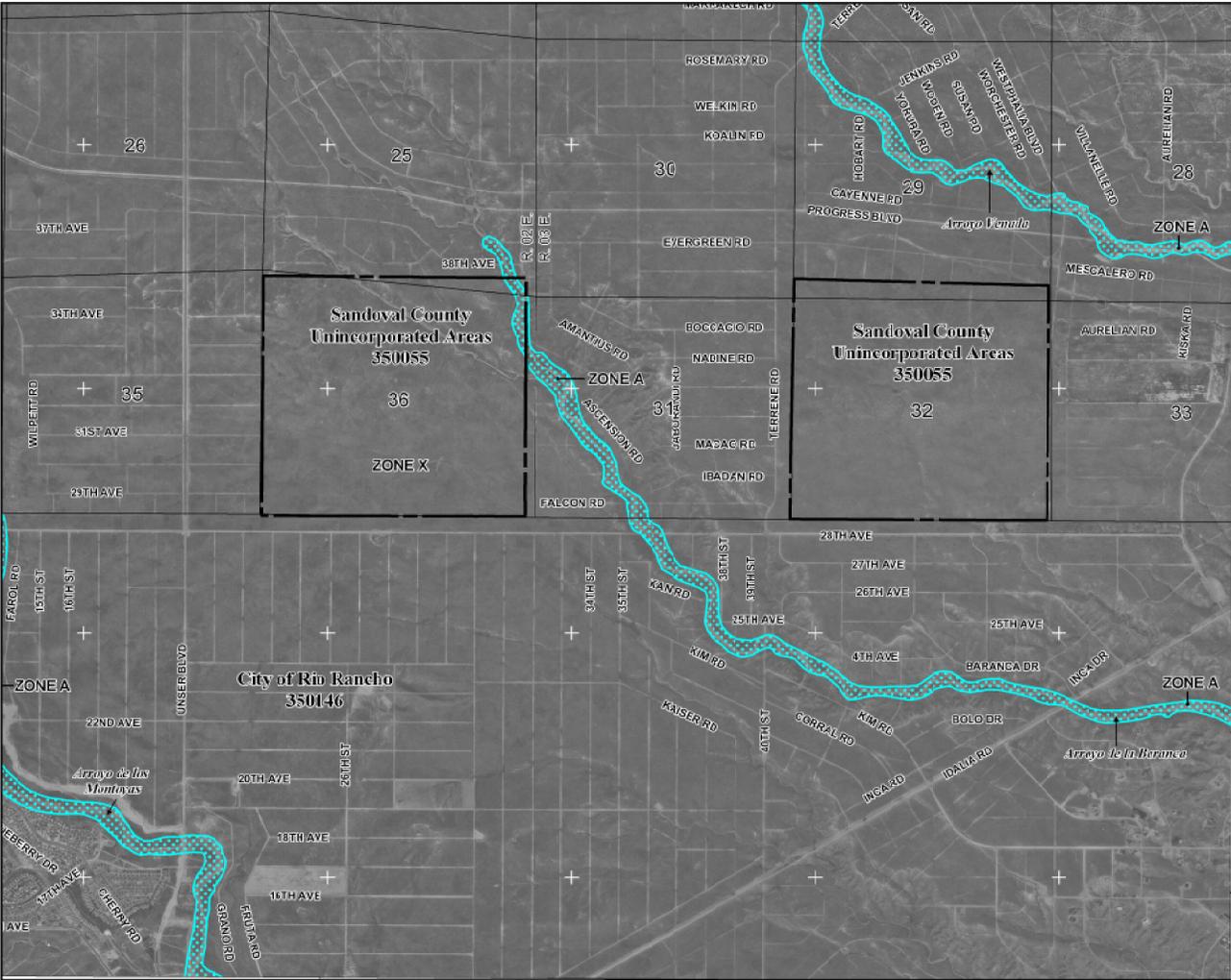
The land treatments for the developed conditions of the Hyde Park Master plan will be determined using the methodology required by the City of Rio Rancho Development Process Manual for a Single-Family Residential Subdivision. Using that methodology, the %D land treatment for the site comes out to 49.4%. The remaining will be split between Treatments B and C. Therefore, the Land Treatments for Hyde Park will be as follows: % A = 0, % B = 25.3, % C = 25.3, and % D = 49.4.

The Hyde Park Master Subdivision will take the entirety of the subdivision's proposed basin drainage to a pond at the Southeast corner of the site. The pond will have a restricted discharge rate that is not to exceed the flowrate determined by the Sierra Vista East Facility Plan or the Existing Conditions whichever is less. Sending the entirety of the subdivision drainage to the Southeast corner of the site will decrease the drainage that was originally planned to drain north, across Winchester Ave, thus, decreasing the amount of downstream infrastructure required per the Sierra Vista East Facility Plan or Existing Conditions. Adding a pond on the Subdivision site to restrict the flow that drains to the South to match that of the Sierra Vista East Facility Plan which will allow Hyde Park Subdivision to keep the downstream infrastructure as originally planned per the Broadmoor approved Drainage Master Plan, see the enclosed exhibit Broadmoor Heights Subdivision Developed Conditions Basin Map.

A drainage report will need to be prepared as part of the preliminary plat submittal of the Hyde Park subdivision. The report will outline specifics pertaining to the internal storm drain system and inlet locations as well as the ponding requirements.



EXISTING DRAINAGE PATTERNS



NFIP

PANEL 1900D

FIRM
FLOOD INSURANCE RATE MAP
SANDOVAL COUNTY,
NEW MEXICO
AND INCORPORATED AREAS

PANEL 1900 OF 2225
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
RIO RANCHO, CITY OF	350146	1900	D
UNINCORPORATED AREAS	350055	1900	D

Notice to User: The Map Number shown below should be used when ordering this product. Its Community Number shall never be used to order insurance applications for flood insurance.

MAP NUMBER
35043C1900D

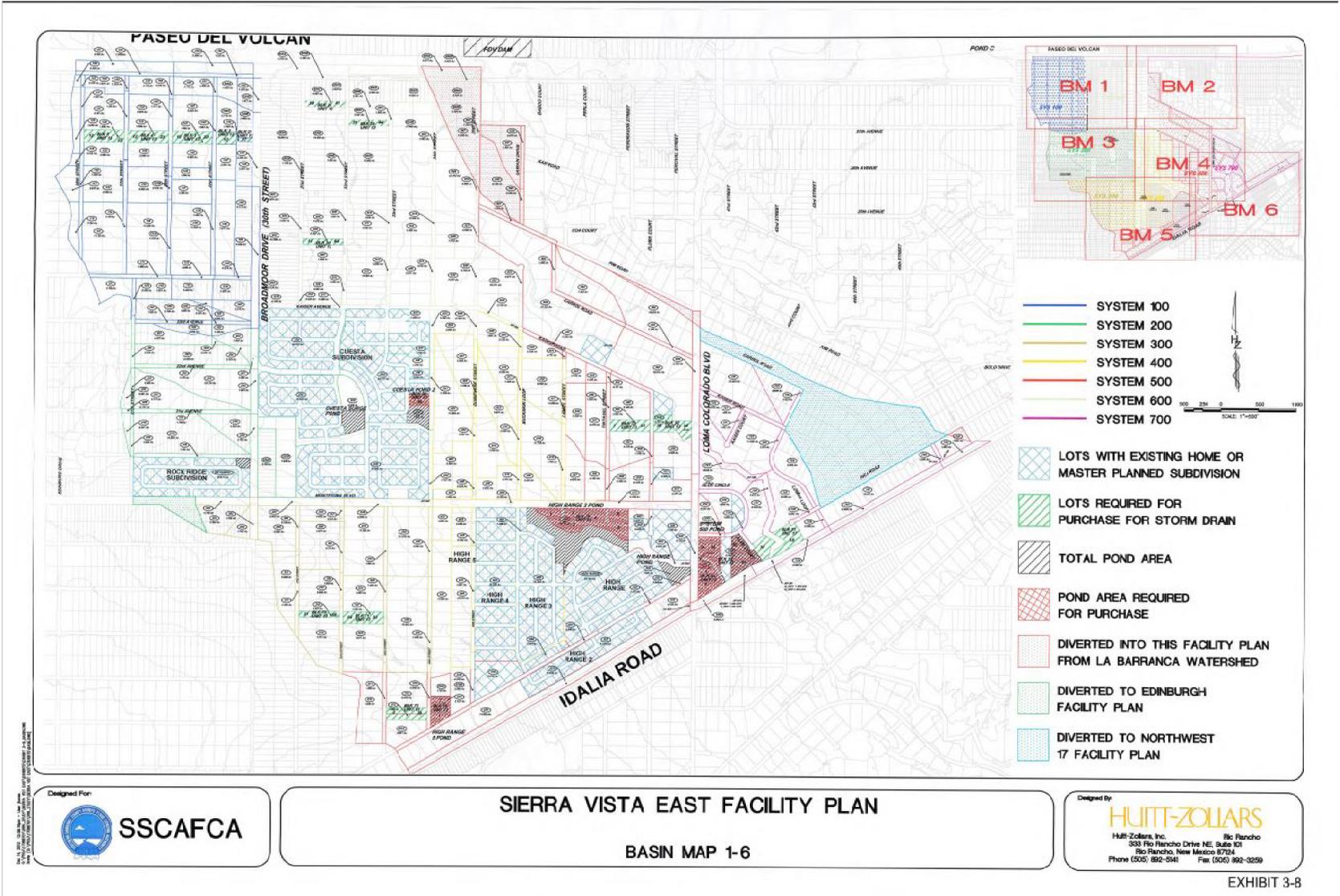
MAP REVISED
MARCH 18, 2008

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using FIRM On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date of the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.nrc.fema.gov.

FLOOD INSURANCE RATE MAP

DEVELOPED CONDITIONS BASIN MAP



8. CONCEPTUAL UTILITY PLAN

UTILITY

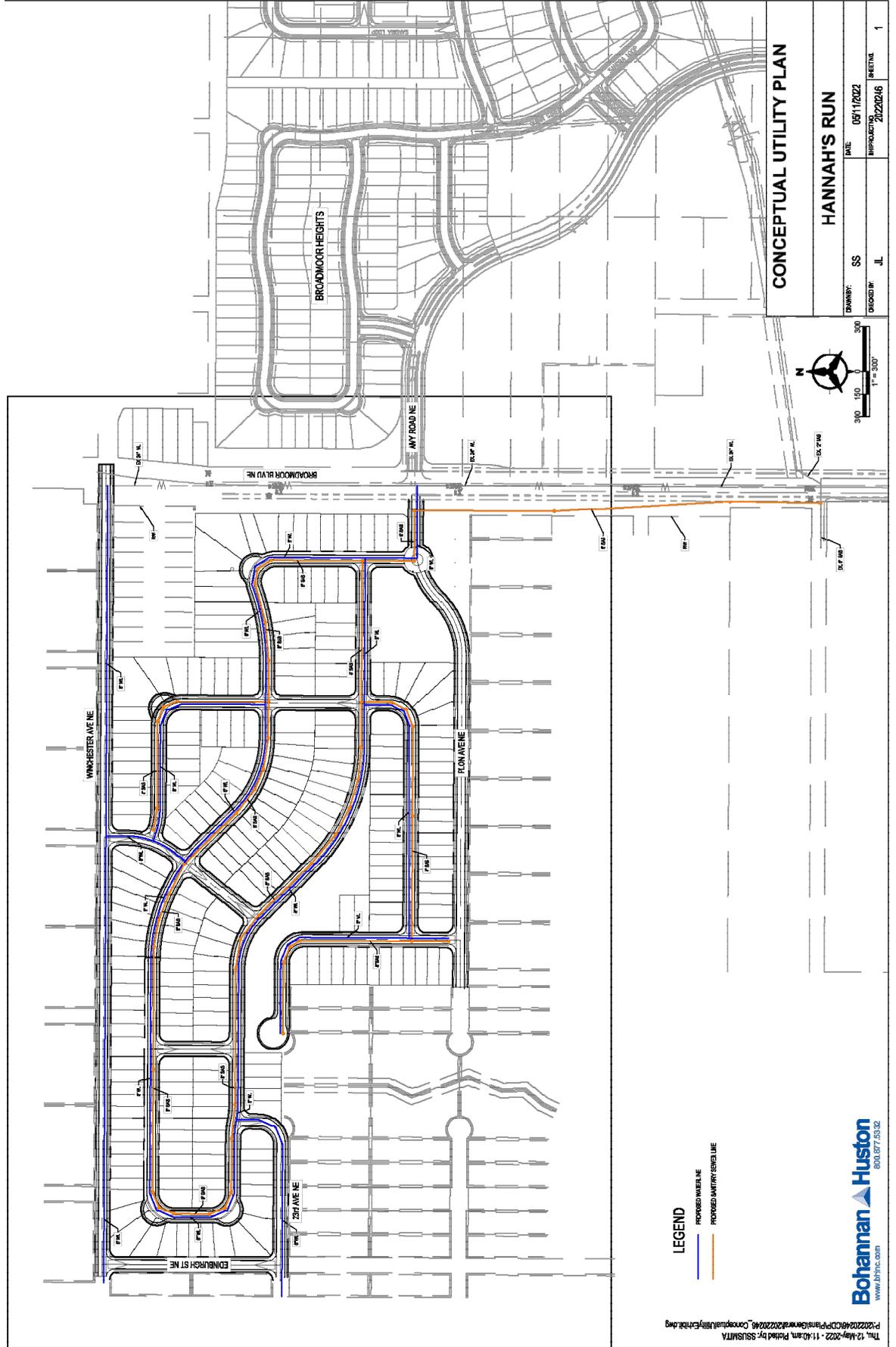
The Hyde Park Master Plan is in an area being serviced by the City of Rio Rancho Utilities Department. The closest development, Broadmoor Heights, is located east of Hyde Park at Amy Road and Broadmoor Boulevard. There is a 24" waterline within Broadmoor Boulevard that will service Hyde Park.

DOMESTIC WATER

Water service will be provided from the water main within Broadmoor Ave. There are existing stubs from the 24" line in Broadmoor to the site at the existing Plon Ave, Winchester Ave and Skipton Ave intersections. The sizes of those stubs are unknown at this time, but a water sewer availability request has been submitted to the city and their determination of water line sizes for the public roadways shall govern. There will be an 8" water line installed throughout all internal residential roadways, with a 6" fire line to fire hydrants spaced in accordance with the City of Rio Rancho DPM standards. All new homes will have service connections per the City of Rio Rancho standards. See Utility Layout Plan on the following page for line locations and sizes.

SANITARY SEWER

Sewer service will be provided through an 8" line within the right-of-way of the internal subdivision roadways. The sewer outfall for the subdivision will continue south parallel to Broadmoor Blvd until it reaches the existing 12" SAS line located at the intersection of Broadmoor Blvd and Norwich Ave. All new homes will have service connections per the City of Rio Rancho standards. See Utility Layout Plan on the following page for line locations and sizes.



Thu, 12 May 2022 - 11:40am. Plotted by: SLS/SMITA
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Bohannon & Huston
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 800.877.5532

9. IMPLEMENTATION

The implementation of the Hyde Park Master Plan shall occur at the time of zone map amendment and at the time of platting.

1. All land use decisions shall be in compliance with the adopted Hyde Park Master Plan and in accordance with City Public Infrastructure Department approval; this includes zone map amendments, platting, and right-of-way acquisition.
2. All infrastructure shall be planned and coordinated with City of Rio Rancho Public Infrastructure, City of Rio Rancho Departments of Public Safety and Transportation, PNM, and any other established entities working with Sandoval County and the City of Rio Rancho.
3. National standards for emergency response times shall be upheld, therefore, facility planning shall be coordinated as subdivisions occur.
4. The neighborhood park developed as part of the Hyde Park Master Plan may count towards the parks requirement established by the City of Rio Rancho.
5. All developments should provide convenient pedestrian circulation through and between parcels, and to open space corridors. Safe, convenient and pleasant pedestrian circulation may be accomplished with sidewalks, and bike paths.
6. All interior street locations and alignments are conceptual and are subject to minor adjustment. Final location and alignment of internal streets shall be determined at the time of subdivision plat.
7. All streets shall be dedicated to the City of Rio Rancho at the time of subdivision plat.
8. The developer shall ensure that all open spaces, entryways, linear walkways, rights-of-way, and other landscaped areas will meet City standards as shown on landscape and irrigation plans that shall be approved by the City of Rio Rancho prior to final plat.

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APPENDIX A: WATER AND WASTEWATER AVAILABILITY



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May 12, 2022

Steve Gallegos
Deputy Director Utilities Department
Department of Development Services
3200 Civic Center Circle, NE
Rio Rancho, NM 87144

Re: Water and Wastewater Availability Approval Request for Hannah's Run Subdivision (Lots 1-13 and 22-40, Block 18, Lots 1-19, 22-35 and 38-40, Block 19, and the Tract Identified as "Park and Recreational Area", Block 17, Rio Rancho Estates Unit 13)

Dear Mr. Gallegos,

I am writing you to request a water/sewer availability letter for the above-mentioned subdivision. This project is within Rio Rancho Estates Unit 13 and consists of 246 single-family units. The development will occur in two phases.

The site is entirely located within one pressure zone. With Phase 1, we are proposing the new 8" waterline tie to existing 8" water line stubs located near the east property boundary by Broadmoor Blvd at the Winchester Ave and Plon Ave intersections. The connection will be made in both of those locations to complete a loop of the waterline. Phase 2 will be located to the west of Phase 1 and the water line will be extended to the west for the future developments.

An 8" sanitary sewer line will be built to serve the subdivision. The proposed sanitary sewer line will extend to the South to connect into the existing 12" line located near Norwich Ave and Broadmoor Blvd intersection.

Please refer to the enclosed utility exhibit.

Please feel free to give me a call at 823-1000 if you should have any questions or required any additional information regarding the submittal.

Sincerely,

Yolanda Padilla Moyer, P.E.
Vice President
Community Development & Planning

Enclosures

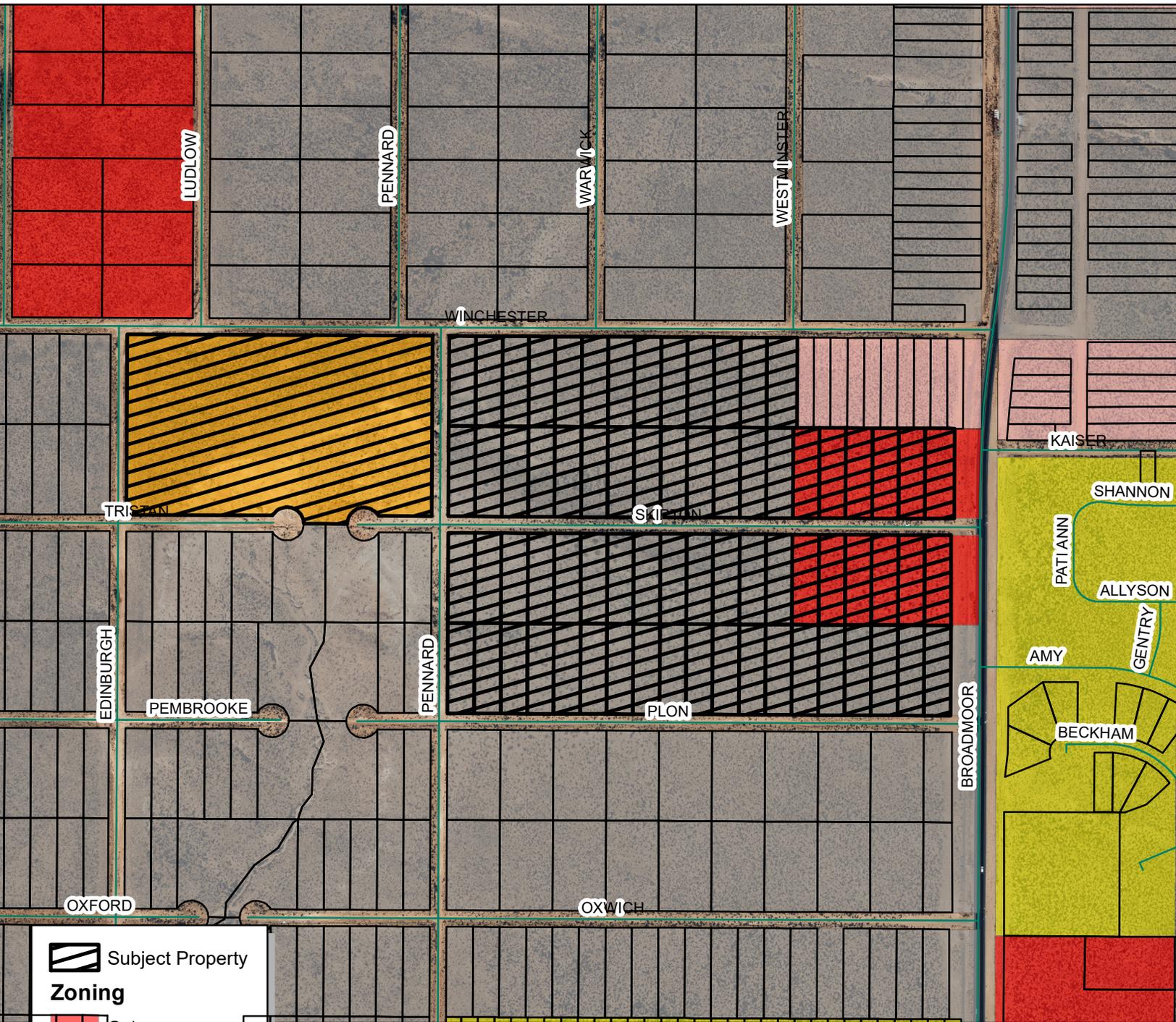
cc: Kevin Patton, Pulte Group (w/encl)

Engineering ▲
Spatial Data ▲
Advanced Technologies ▲

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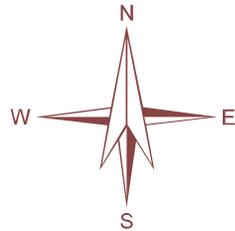
HYDE PARK



 Subject Property

Zoning

-  C-1
-  NC
-  R-4
-  R-6
-  TZ



DISCLAIMER: All information in this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

