

CITY OF RIO RANCHO

Lomas Encantadas Master Plan

First Adopted: October 2004

Amended: February 2020

Amended: May, 2025

Prepared by:
CONSENSUS PLANNING, INC.

Prepared for:
AMREP SOUTHWEST, INC.



LOMAS ENCANTADAS MASTER PLAN

Adopted: October 2004

Amended: February 12, 2020

Amended: May 22, 2025

Rio Rancho, New Mexico

PREPARED FOR:

AMREP Southwest, Inc

PREPARED BY:

Consensus Planning, Inc.

302 8th Street NW

Albuquerque, NM 87102

Huitt Zollars, Inc.

6501 Americas Parkway NE, Suite 830

Albuquerque, NM 87110

Original Plan prepared by: Community Sciences Corporation

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**CITY OF RIO RANCHO
RESOLUTION**

RESOLUTION NO. 55

ENACTMENT NO. 25-054

**RESOLUTION AMENDING THE LOMAS ENCANTADAS MASTER PLAN TO
UPDATE THE MASTER PLAN BOUNDARY, COMMUNITY CONDITIONS, AND ALL
FIGURES AND EXHIBITS TO REFLECT EXISTING AND PROPOSED CONDITIONS;
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: the Governing Body of the City of Rio Rancho has adopted a Comprehensive Plan that addresses and provides for specific goals, policies, and actions; proposes land use throughout 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 recognizes the need for long range, integrated comprehensive planning to direct future growth and development of the City; and

WHEREAS: the Lomas Encantadas Master Plan was originally adopted on August 11, 2004 by Resolution No. 69, Enactment No. 04-068 and was subsequently amended on February 12, 2020 by Resolution No. 11, Enactment No. 20-009; and

WHEREAS: in order to update the Master Plan boundary, Community Conditions, and all Figures and Exhibits to reflect existing and proposed conditions; and

WHEREAS: the Planning and Zoning Board of the City of Rio Rancho reviewed the amendments to the Lomas Encantadas Master Plan at their meeting held on April 22, 2025, and following public hearing recommended approval of those amendments and modifications; and

WHEREAS: the Governing Body of the City of Rio Rancho has reviewed the proposed amendments (Case No. 25-410-00001) to the Lomas Encantadas Master Plan at their meeting held May 22, 2025, and following public hearing and receipt of the Planning and Zoning Board's report and recommendation, has determined that the amended 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 amendments and modifications to the Lomas Encantadas Master Plan to update the Master

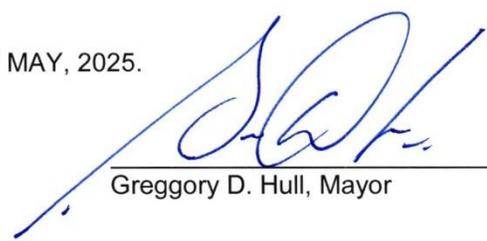
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Plan boundary, community conditions, and all figures and exhibits to reflect existing and proposed conditions, per the attached "Exhibit A."

Section 2. Effective Date:

This Resolution shall take effect immediately upon adoption.

ADOPTED THIS 22ND DAY OF MAY, 2025.



Greggory D. Hull, Mayor

ATTEST:



Yolanda Lucero, Deputy City Clerk
(SEAL)





**CITY OF RIO RANCHO
ORDINANCE**

ORDINANCE NO. 15

ENACTMENT NO. 25-13

1 **ORDINANCE OF THE CITY OF RIO RANCHO, NEW MEXICO AMENDING THE**
2 **ZONING CLASSIFICATION AND OFFICIAL ZONING MAP FOR THE PROPERTIES**
3 **LEGALLY DESCRIBED AS LOMAS ENCANTADAS, TRACTS 14, 15, AND 16B; RIO**
4 **RANCHO ESTATES UNIT 20, BLOCK 155, LOTS 1, 4, 8-11, 42-60, & 65-67; AND**
5 **RIO RANCHO ESTATES UNIT 20, BLOCK 158, LOTS 1-14, 24-27, 33-34, & 36-37**
6 **FROM R-1: SINGLE-FAMILY RESIDENTIAL DISTRICT TO R-4: SINGLE-FAMILY**
7 **RESIDENTIAL DISTRICT, IDENTIFYING CONDITIONS OF DEVELOPMENT;**
8 **PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE**
9

10 **WHEREAS:** the Governing Body of the City of Rio Rancho has adopted zoning
11 regulations and an official zone map in accordance with New Mexico
12 Statutes Annotated 1978 (NMSA 1978) Chapter 3, Article 21; and
13

14 **WHEREAS:** in accordance with Rio Rancho Code of Ordinances (R.O. 2003) Section
15 150.07, an application to amend the zoning ordinance on the subject
16 properties has been submitted by the City of Rio Rancho, and assigned City
17 Case No. 25-100-00001; and
18

19 **WHEREAS:** the Governing Body adopted the Lomas Encantadas Master Plan on August
20 11, 2004 under Resolution No. 69, Enactment No. 04-068; amended on
21 February 12, 2020 under Resolution No. 11, Enactment No. 20-009, and on
22 May 22, 2025 under Resolution No. 55, Enactment No. 25-054; and
23

24 **WHEREAS:** the City of Rio Rancho Planning and Zoning Board held a duly noticed
25 public hearing on April 22, 2025, regarding the proposed changes to the
26 Zoning Classification and Official Zoning Map and, following study and
27 consideration, has made findings (where applicable) whether or not the
28 criteria in R.O. 2003 Section 150.07 are satisfied, and made these
29 recommendations to the Governing Body regarding adoption of the
30 changes; and
31

32 **WHEREAS:** the Governing Body received a report from the Planning and Zoning Board,
33 and such report indicates the Planning and Zoning Board has studied and
34 considered the proposed changes pursuant to R.O. 2003 Section 150.07,
35 and said report includes specific findings related to the affected property;
36 and
37

38 **WHEREAS:** a public hearing occurred, in accordance with procedures set forth in R.O.
39 2003 Section 150.07, and NMSA 1978 Section 3-21-6, on the proposed
40 zoning district and Official Zone Map changes hereinafter described were
41 duly advertised and held by the Governing Body of Rio Rancho on May 22,
42 2025 and the Governing Body heard interested parties and citizens for and
43 against the proposed amendments; and
44

1 **WHEREAS:** the proposed amendments to be adopted by this Ordinance comply with the
2 statutory and regulatory requirements of the aforesaid Code of Ordinances
3 and Statutes, and upon specific findings related to the subject property and
4 determining the proposed amendment is consistent with the policies and
5 criteria set forth in R.O. 2003 Section 150.07 (D) through (G), the Governing
6 Body finds the amendment promotes the health, safety, morals, and general
7 welfare of the City;

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

11
12 **Section 1. Rezoning of Property and Change in Land Use.**

13
14 The Official Zone Map is hereby amended by assigning a zoning designation on
15 approximately 33.11 acres from R-1: Single-Family Residential District to R-4: Single-
16 Family Residential District on the lands legally described as:

17
18 Tracts 14, 15, & 16B, Lomas Encantadas, filed in the office of the County
19 Clerk of Sandoval County New Mexico, Lomas Encantadas Tracts 1 Thru
20 21, A Thru D, and Parcels A Thru J, A Vacation and Replat of Portions of
21 Unit Twenty, Including Unplatted Property Within Unit Twenty, Within
22 Sections 22, 23, 25, 26, 27, 34, and 35, Township 13 North, Range 3 East,
23 New Mexico Principal Meridian, City of Rio Rancho, Sandoval County, New
24 Mexico.

25
26 Lots 1, 4, 8-11, 42-60, & 65-67, Block 155, Rio Rancho Estates Unit 20,
27 filed in the office of the County Clerk of Sandoval County New Mexico,
28 Blocks 154 Thru 167 and Portion of Block 168, Unit 20, Rio Rancho Estates,
29 Sandoval County, New Mexico.

30
31 Lots 1-14, 24-27, 33-34, & 36-37, Block 158, Rio Rancho Estates Unit 20,
32 filed in the office of the County Clerk of Sandoval County New Mexico,
33 Blocks 154 Thru 167 and Portion of Block 168, Unit 20, Rio Rancho Estates,
34 Sandoval County, New Mexico.

35
36 **Section 2. Land Use, Conditions, Development Standards/Regulations and use**
37 **of PROPERTY:**

- 38 A. The properties identified in Section 1, above, are subject to all requirements of the
39 R-4: Single-Family Residential Zoning District set forth in R.O. 2003 Section
40 154.11 (as of the effective date of this ordinance or as subsequently amended).
41 B. The properties identified in Section 1, above, are subject to all land use restrictions,
42 zoning restrictions, and development standards and regulations as specified in the
43 Lomas Encantadas Master Plan
44 C. The City of Rio Rancho Comprehensive Plan, Generalized Land Use Map (GLUM),
45 Map L-2 is hereby amended for the properties identified in Section 1, as having a
46 "Low/Medium Density Residential" GLUM designation.

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.

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

7
8 ADOPTED THIS 22ND DAY OF MAY, 2025.

9
10
11 
12 _____
13 Greggory D. Hull, Mayor

14
15 ATTEST:

16 
17 _____
18 Yolanda Lucero, Deputy City Clerk
19 (SEAL)



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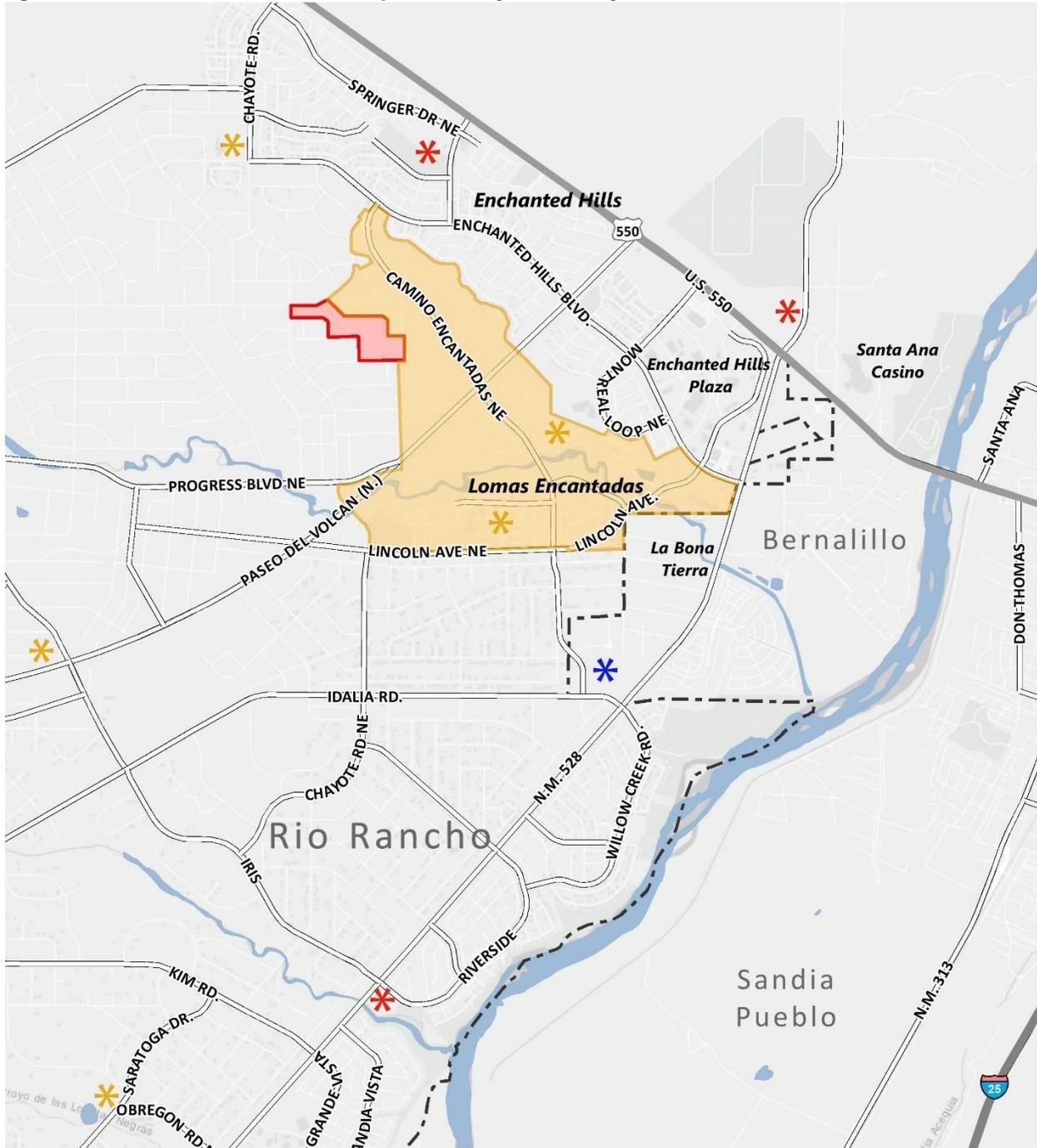
INTRODUCTION

Lomas Encantadas (formerly known as Enchanted Hills South) is designed as a mixed-use, predominantly residential, master-planned community in northern Rio Rancho. The 890.91-acre master plan area is bounded, generally, on the north by the established Enchanted Hills community, on the west by Chayote Road, on the south by Lincoln Road, and on east by NM 528 (see **FIGURE 1** below).

This document is a revision to the original Lomas Encantadas Master Plan adopted in October 2004 and amended in February 2020. This revision includes an expansion of the planning boundaries to include additional lots in Block 155 and Block 158, Unit 20 of Rio Rancho Estates; a revision to the conceptual drainage master plan; an update of the land use plan; proposed changes to zoning for undeveloped portions of the planning area; and updates to the existing conditions sections to reflect development that has occurred since the Plan was first adopted. As an updated Master Plan, this document supports numerous goals and policies of the City of Rio Rancho's 2010 Comprehensive Plan, amended in 2015 and seeks to continue to develop Lomas Encantadas as one of Rio Rancho's most livable communities.

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

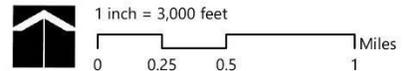
Figure 1. Lomas Encantadas Location Map and Nearby Community Facilities



LOMAS ENCANTADAS CONTEXT

Master Plan Boundary

- Original
- Expanded
- Rio Rancho City Limits
- * School
- * Fire Station
- * Police/Sheriff Station



COMPATIBILITY WITH THE COMPREHENSIVE PLAN

Planning Process & History

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

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

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

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

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

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

Since the initial adoption of this plan in 2004, much of the southern portion of the planning area (south of Paseo del Volcan) re-platted and developed as single-family homes. Other were completed, such as the construction of drainage and infrastructure improvements, the construction of new area schools, and the development of new commercial sites along NM 528. Some areas remained undeveloped, to include-south of the Venada Arroyo, as well as the majority of the northern half of the planning area (to the northwest of Paseo del Volcan).

The initial adoption of this plan in 2004, the Lomas Encantadas Master Plan included an estimated 810 acres. The Master Plan Amendment in 2020 included a west expansion on the northern half of the planning area (north of Paseo del Volcan), which added 32 acres that include parcels, ROW, and arroyo totaling roughly 842 acres but reported as 840 acres in the document. A zoning map amendment was completed for both sides of Camino Encantadas north of Paseo del Volcan, plus the expansion area. East of Camino Encantadas the zoning changed from a combined Open Space (OS) and R-1 to solely R-1. West of Camino Encantadas and the expansion area changed from R-1 to R-4. The Master Plan continues to utilize open space to comply with the existing Unit 20 Master Plan, vegetation and landform preservation between Lomas Encantadas and Enchanted Hills.

In 2024, the City of Rio Rancho updated the Lomas Encantadas Master Plan boundary to extend past Plaza @ Enchanted Hills, to include the commercial uses that run along Pat D'Arco Highway. The new boundary increased the Lomas Encantadas total acreage by 8.14 acres to 850.14 acres.

In 2025, Lomas Encantadas Amendment expanded the boundary south 38.08 acres to include 66 parcels and including the ROW the total expansion equals 40.77 acres. The Lomas Encantadas Master Plan boundary includes 890.91 acres.

GOALS & POLICY GUIDANCE

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

Antiquated Platting

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

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

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

Natural Environment

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

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

The drainage plan for the undeveloped northern portions of Lomas Encantadas (as outlined in the **CONCEPTUAL DRAINAGE PLAN CHAPTER**) is designed to create detention ponds that will address water quality and runoff issues within the northern portion of the planning area. These detention ponds will be part of the larger storm water management system that seeks to protect open space areas and connect community amenities together. Overall, open space accounts for about 17.7% of the planning area, which meets a need to provide both recreation opportunities while preserving the natural environment.

Land Use

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

- **GOAL L-2:** Encourage consolidation of lots to promote a variety of land uses in a planned manner.
- **GOAL L-3:** Maintain a balance of land uses throughout the City.

- **POLICY L-1:** Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan.
- **POLICY L-3:** Promote and support development that incorporates walkability.

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

Population and Housing

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

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

Lomas Encantadas will add a significant number of new homes to the City of Rio Rancho at full build out. The development of these homes will provide additional housing options for families in Rio Rancho with a variety of incomes. In addition, the plan supports the development of new commuter-friendly subdivisions that include quality community amenities such as parks, open space areas, trails, and connections to transit. The Rio Rancho Affordable Housing Plan prescribes the benefits of providing various housing prices for entry level employees and support staff who earn lower wages.

Transportation

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

- **GOAL TR-1:** Encourage development that effectively mixes land uses to create an efficient transportation system that reduces congestion, improves air quality and creates opportunities to build Rio Rancho's economy.
- **GOAL TR-2:** Transportation facilities designed and constructed in a manner to facilitate Rio Rancho's economic goals, enhance livability and meet Federal, State, regional and local requirements.
- **GOAL TR-3:** A balanced transportation system that provides access to a variety of transportation options (automobile, transit, bus rapid transit, rail, bicycle and pedestrian facilities).

- **POLICY TR-9:** Plan rights-of-way prior to development review and, where appropriate, officially secure them by dedication or reservation of property.
- **POLICY TR-10:** Support the design of streets and highways to respect surrounding land uses, natural features and community amenities.

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

Public Facilities

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

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

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

Parks and Recreation

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

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

Lomas Encantadas will include parks and open space areas that meet or exceed the City's Parks and Recreation standards (currently 3 acres of park space per 1,000 residents). Approximately 60 acres of parks will be provided, spread across eight developer dedicated parks and the existing Cibola Little League Fields and associated park area recently purchased by the City of Rio Rancho. In addition, the Master Plan proposes

an integrated system of trails that will connect to regional trail facilities identified in the City's Bicycle and Pedestrian Transportation Master Plan.

Urban Design

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

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

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

Economic Development

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

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

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



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

EXISTING CONDITIONS

Population

The estimated population of Lomas Encantadas in 2018 was 1,750 residents, spread among 625 households¹. The population has almost doubled since 2010, when the population was 926 residents (89% growth since 2010). Including the remaining undeveloped areas in Lomas Encantadas, the entire Master Plan Area is planned to include up to 2,330 single family dwelling units and approximately 120 multi-family units. Given the 2022 average household size (2.77)² and vacancy rate (2.3%) in Rio Rancho, Lomas Encantadas is expected to support a total population of approximately 6,000 to 7,000 residents after full build-out.

Topography

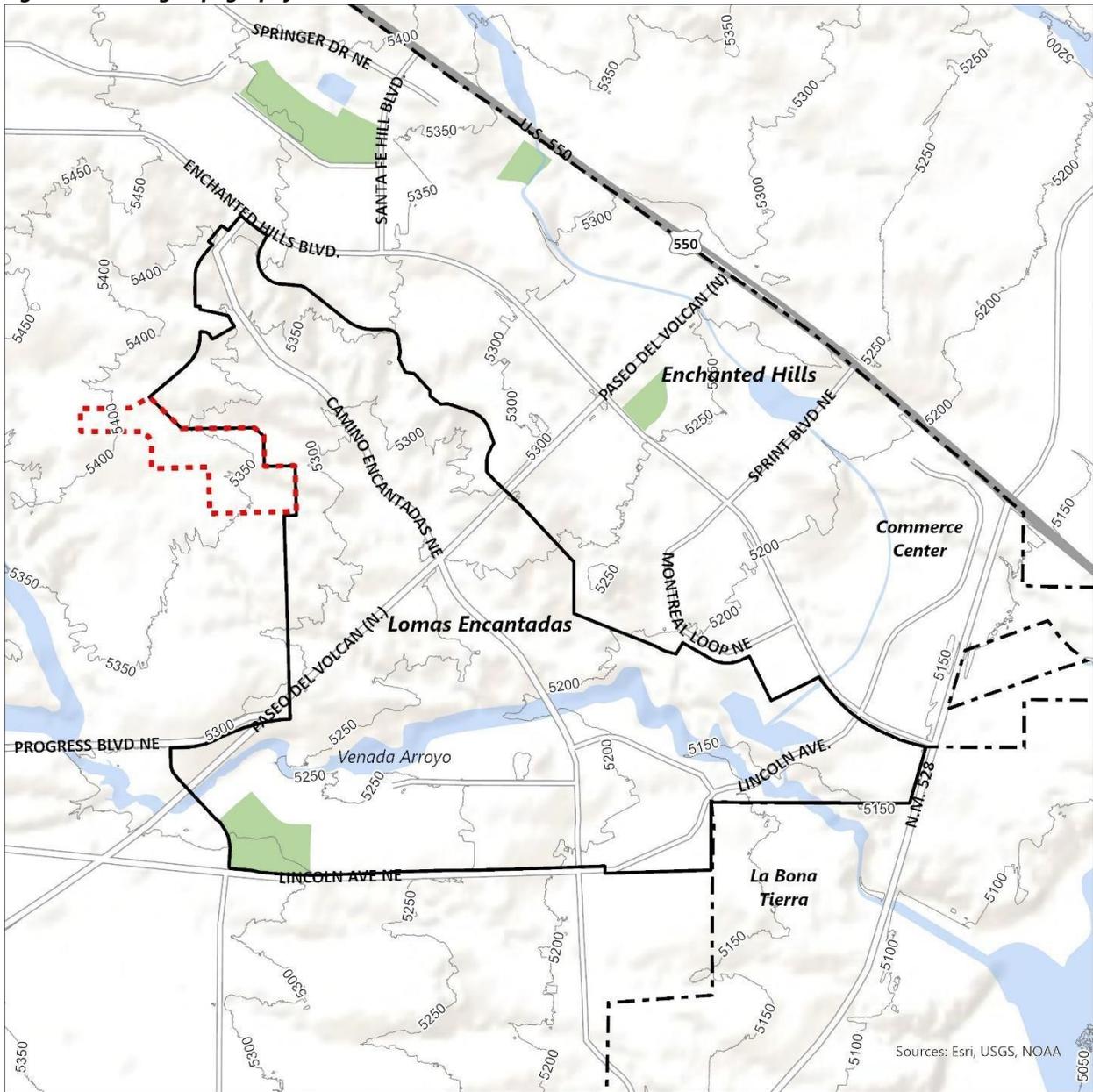
The primary topographical features within Lomas Encantadas are the two low-lying drainage channels that make up the Venada Arroyo. The main branch of the Venada Arroyo flows easterly, beginning near the western planning boundary and Paseo del Volcan and exiting the site at the La Bona Tierra Subdivision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

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

¹ ESRI Business Analyst Data, 2018

² Census Bureau, ACS 2022 5-year Estimates

Figure 2. Existing Topography



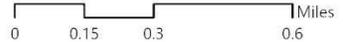
LOMAS ENCANTADAS TOPOGRAPHY

Master Plan Boundary

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



1:20,000



Sources: Esri, USGS, NOAA

Vegetation

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

Grasses

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

Herbaceous plants

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

Dominate Trees

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

Cacti

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

Shrubs and Sub-Shrubs

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

Wildlife

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

Cultural Resources

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

Open Space

Lomas Encantadas has approximately 157 acres of open space land including approximately 112 acres along the Venada Arroyo. In addition, just under 37 acres of open space are planned to be preserved in the northern portion of the site along the eastern border that is shared with Enchanted Hills. This open space area has been identified for future open space enhancements, which include the construction of a walking path and trail enhancements that will integrate with the surrounding housing development (see Figure 5).

In addition to the topographic constraints of Lomas Encantadas, the City of Rio Rancho indicated in the Master Plan for Enchanted Hills that a minimum of 36.8 acres of open space be preserved. This preservation is intended to maintain the natural vegetation on the northwestern portion of Enchanted Hills where there is a higher concentration of vegetative cover than is found in other areas of Rio Rancho.



Open Space along the Venada Arroyo

Adjacent Land Uses

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

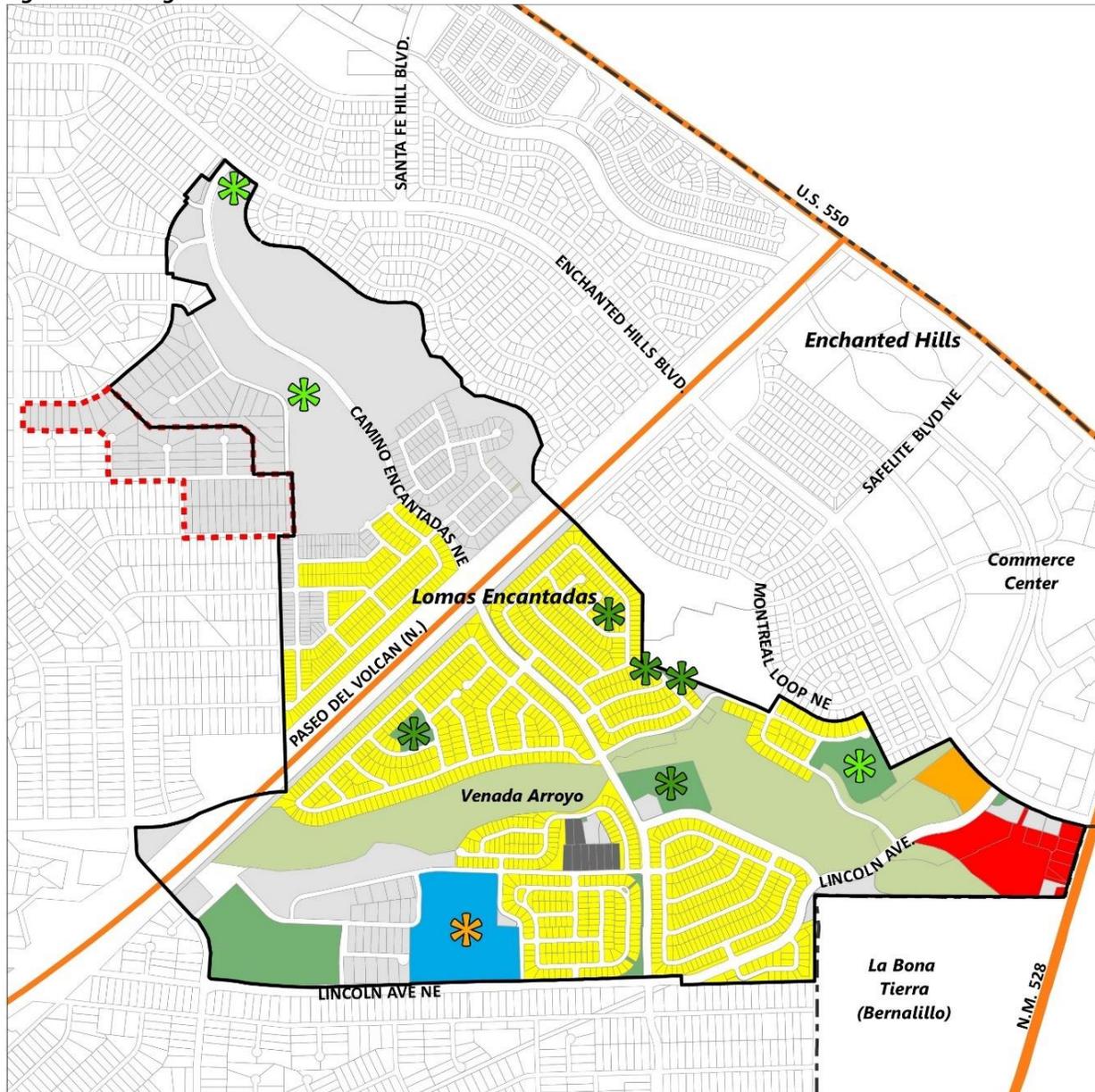
Immediately southeast of Lomas Encantadas, fronting NM 528, is a previously platted development known as La Bona Tierra Subdivision, within the Town of Bernalillo. This development is comprised of dirt roads, mobile homes, a building truss manufacturing facility, and mixed-use properties. The principal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

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

Existing Zoning

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

Figure 3. Existing Land Use



LOMAS ENCANTADAS EXISTING LAND USE

- | | |
|---------------------|-----------------------------|
| LandUse | Master Plan Boundary |
| Low Density | Original Boundary |
| Medium Density | Expansion Area |
| High Density | Proposed Park |
| Commercial | Existing Park |
| Institutional | Existing School |
| Parks | |
| Open Space/Drainage | |
| Utilities | |
| Vacant | |

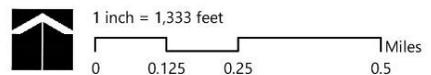
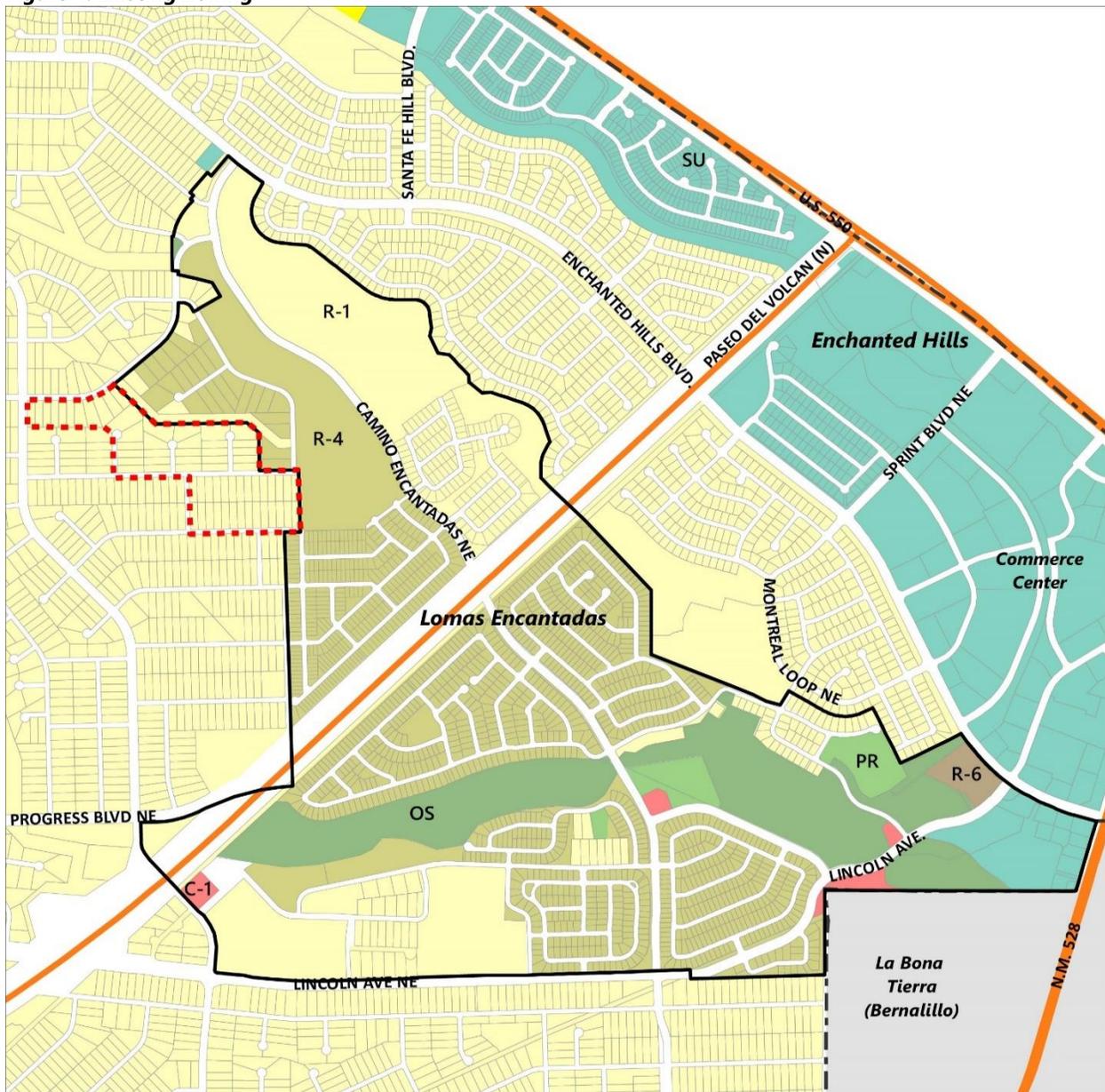
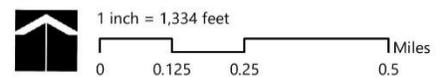


Figure 4. Existing Zoning



LOMAS ENCANTADAS EXISTING ZONING

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



Proposed Zoning & Density

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

Residential

R-1 Low Density Single Family Residential

Lot Density: 2 to 5 dwelling units per acre.

Zoning: R-1

Description: Single-family residential dwellings and associated uses. These areas include R1 zoned land to the north of Lincoln Avenue near Sandia Vista Elementary School and along Aldan Drive NE.

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

Lot Density: 4 to 6 dwelling units per acre

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

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

R-6 High Density Multi-Family Residential

Lot Density: 10 to 25 dwelling units per acre.

Zoning: R-6

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

Commercial

C-1 Commercial

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

Open Space & Parks

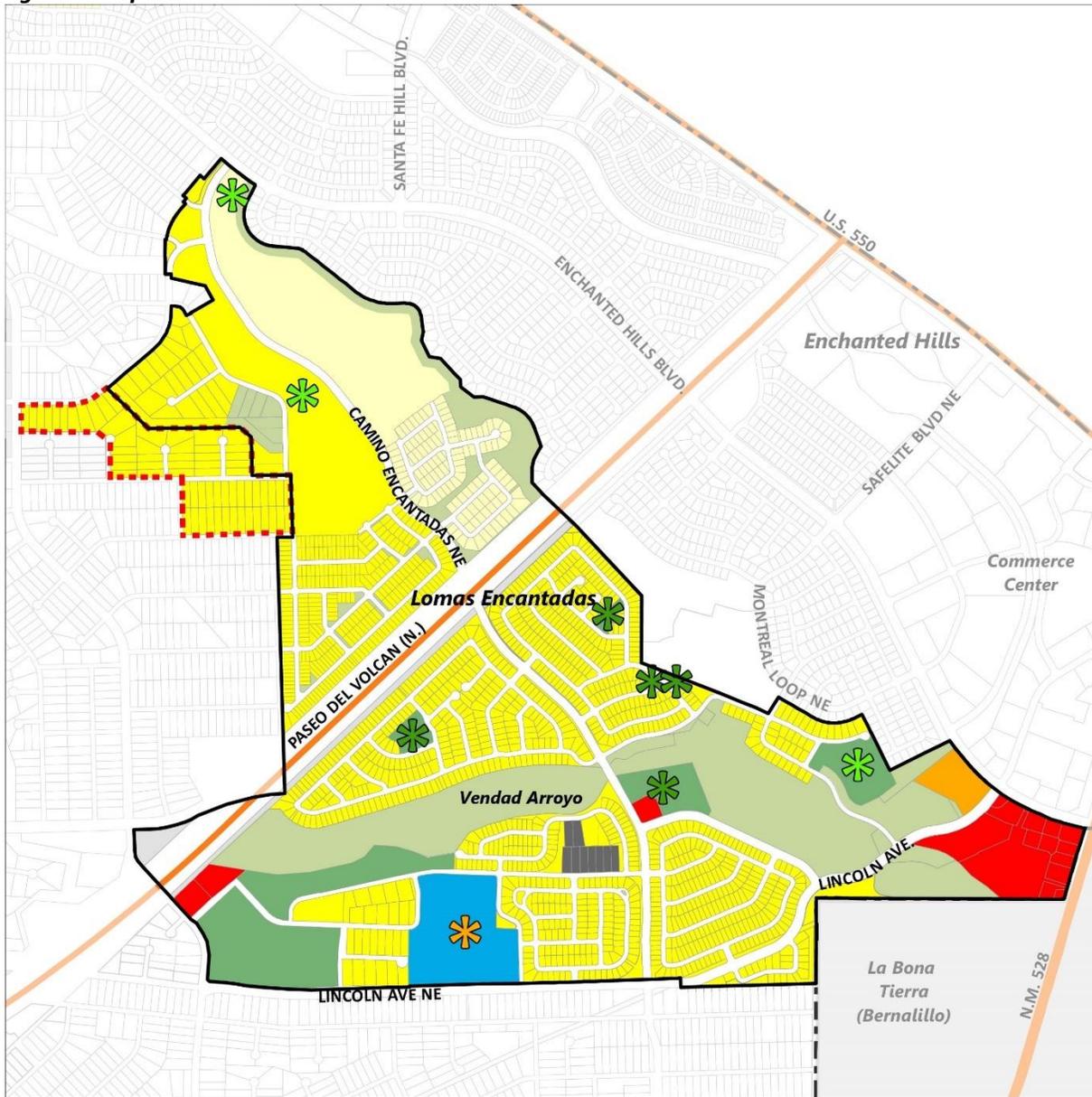
OS Open Space

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

PR Parks and Recreation

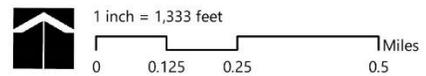
Use Allowance: All uses allowed in PK district subject to zoning district limitations.

Figure 5. Proposed Land Use



LOMAS ENCANTADAS PROPOSED LAND USE - North of Paseo Del Volcan

- | Land Use | Master Plan Boundary |
|---------------------|----------------------|
| Low Density | Original |
| Medium Density | Expansion Area |
| High Density | Proposed Park |
| Commercial | Existing Park |
| Institutional | Existing School |
| Parks | |
| Open Space/Drainage | |
| Utilities | |
| Vacant | |



The area south of Paseo del Volcan has largely developed under the 2004 Master Plan, and this revised plan does not propose additional changes to those areas. The primary changes are proposed to the north of Paseo del Volcan where the original 2004 plan resulted in R-1 zoning.

Table 1. Overview of Estimated Number of Housing Units

LAND USE	TOTAL ACRES	ANTICIPATED UNITS
North of Camino Encantadas	224.5	962
South of Camino Encantadas	468.1	1,174
Expansion Area	53	204
Open Space & Drainage (OS)	157.2	N/A
Totals	902.8	2,340

In 2020, the Master Plan Amendment included a zone change from R-1 to R-4 to the existing the planning area north of Paseo de Volcan and the expansion area. The 37.9 acres expansion area to the west was zoned R-1 and rezoned as R-4. This amounts to a 22.2 increase in residential dwellings in the area based on the revised land use plan. The changed zoning increased the potential number of households to approximately 178 dwellings compared to the 145 that could be developed under R-1 zoning. As discussed in more detail elsewhere in the plan, there are approximately 36.8 acres of land preserved for open space buffer between Lomas Encantadas and Enchanted Hills, zoned for R-1. The 36.8 acres will be reconfigured under the revised plan to provide an enhanced buffer to existing residences in Enchanted Hills, (see Figure 5). Approximately 8 acres of open space is provided for a drainage pond but shall remain zoned R-4. The 112.4 acres of open space within the Venada Arroyo ensures that the average open space provided remains consistent with prior approvals and exceeds the minimums desired by the City of Rio Rancho.

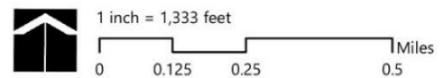
In 2025, the Master Plan Amendment included an expansion of 53 acres to the west and north of Paseo del Volcano. This 53-acre expansion under R-1 zoning allowed 4.5 dwelling units per acre and was able to increase to 5.5 dwelling per acres through a zoning map amendment from R-1 to R-4. The full build-out will consist of 2,340 units (see Table 1). This takes into consideration roadway circulation, open space, and drainage.

Figure 6. Proposed Zoning



LOMAS ENCANTADAS PROPOSED ZONING

- | Zoning | Master Plan Boundary |
|--------|----------------------|
| R-1 | Original |
| R-4 | Expansion Area |
| R-6 | |
| C-1 | |
| SU | |
| PR | |
| OS | |



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DEVELOPMENT CRITERIA

City of Rio Rancho Design Standards

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

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

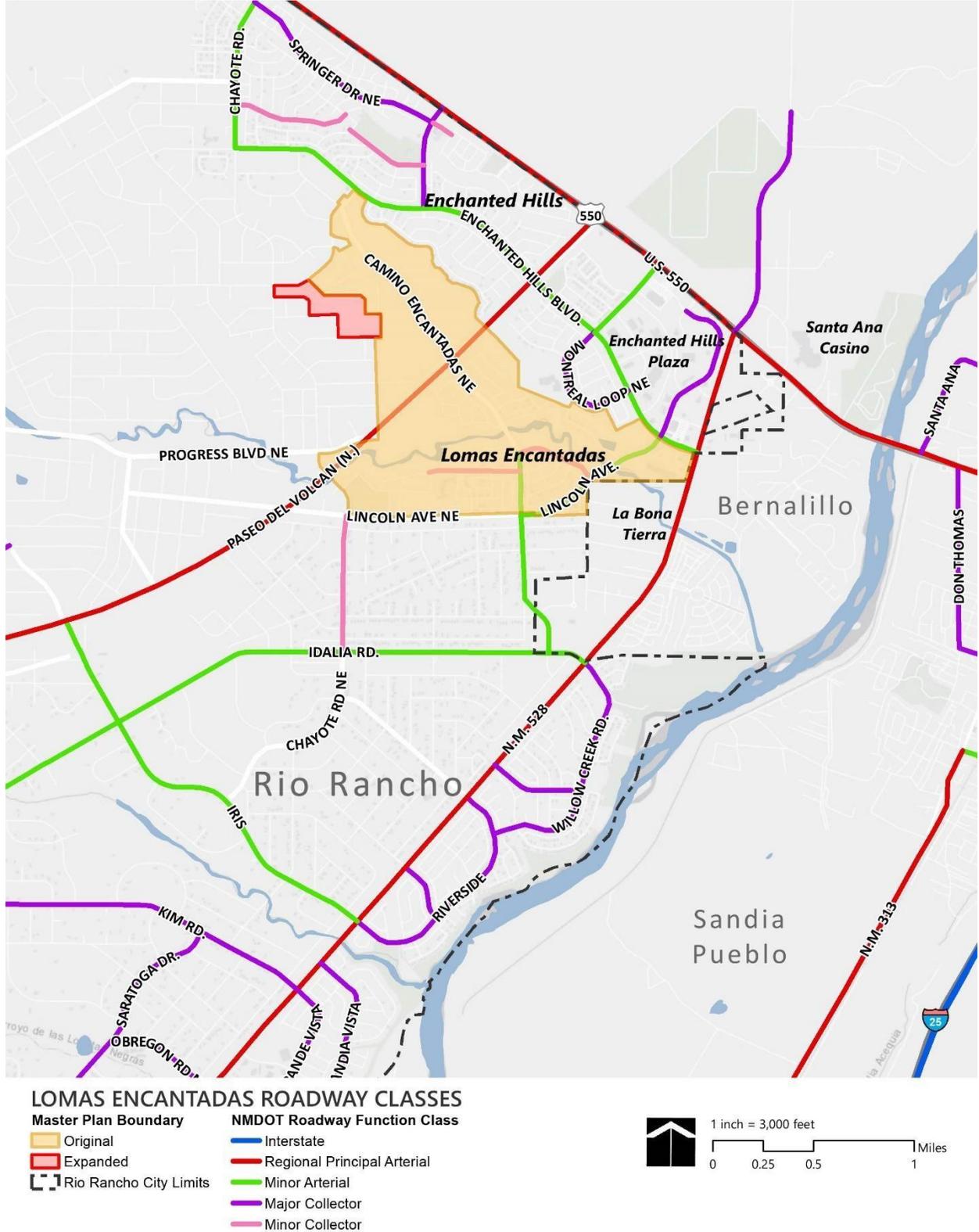
Landscape Design

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

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

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

Figure 7. Transportation Network by Functional Classification



Major Roadways

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

Street Design Guidelines

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

Parking

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



Camino Encantadas Roadway Heading North

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CONCEPTUAL DRAINAGE PLAN

Drainage Management

This drainage management plan amendment addresses the storm water runoff and proposed infrastructure necessary to convey the runoff from the Lomas Encantadas Subdivision north of Paseo Del Volcan {PDV}, including the proposed expanded Master Plan area. The subdivision is located off Paseo del Volcan and is adjacent to the Enchanted Hills Subdivision. This report will demonstrate that the development of this project complies with City of Rio Rancho drainage policies.

This report is an amendment to the Lomas Encantadas Drainage Management Plan {LEDMP} dated May 2005 and the Lomas Encantadas Drainage Management Plan Amendment (LEDMPA) dated May 2021. Existing storm drain infrastructure and residential subdivisions are built up to Reagan Road, approximately 1,000-feet north of Paseo Del Volcan utilizing analysis presented in the LEDMP and the LEDMPA. The purpose of this amendment is to present a revised drainage analysis including the proposed expanded Master Plan area changes for the remaining undeveloped areas of Lomas Encantadas which are located to the north of Paseo Del Volcan.

Related Reports

Venada Arroyo Watershed Management Plan (VWMP), dated November 2002, was prepared by ASCG, Inc. to analyze the Venada Arroyo and its tributaries. Ultimately, the VWMP establishes the allowable flowrate at the final downstream outlet which occurs at the Venada Arroyo culvert crossing at NM 528. The allowable developed flowrate for Lomas Encantadas as defined by VWMP is 3100 CFS.

Lomas Encantadas Drainage Management Plan, dated May 2005, was prepared by Huitt-Zollars, Inc. to present a drainage management plan for onsite infrastructure improvements for the 100- year storm event. The layout of Lomas Encantadas Subdivision presented in the original DMP was calculated to produce a developed peak flowrate of 3022 CFS at the final downstream outlet, less than the allowable developed flowrate for Lomas Encantadas as defined by VWMP of 3100 CFS.

Lomas Encantadas Drainage Management Plan Amendment, dated May 2021, was prepared by HuittZollars, Inc. to present a drainage management plan for onsite infrastructure improvements for the 100-year storm event. The layout of Lomas Encantadas Subdivision presented in the first amendment was calculated to produce a developed peak flowrate of 2954 CFS at the final downstream outlet, less than the allowable developed flowrate for Lomas Encantadas as defined by VWMP of 3100 CFS. The overall developed peak flowrate at Paseo Del Volcan was calculated to be 475.7 CFS at AP JW-17, 298.5 CFS at AP JE-20, and 102.1 CFS at AP PDV-5 as part of the first amendment. This second amendment demonstrates that the developed peak flowrate at these analysis points is less than the allowable established in the first amendment.

Flood Hazard Zone

The project site included in this amendment, located north of PDV, is within *Zone X*, which is an "Area of Minimal Flood Hazard". This amendment utilizes procedures as provided by "City of Rio Rancho Development Process Manual". Peak flowrates for the 100-year storm event were determined with the use of model. The model was also updated for current land uses and proposed zoning.

The entire storm drain system for Lomas Encantadas Subdivision is designed to safely convey the 100-year storm event. For this amendment, only the storm drain trunk line is designed. The trunk line is a dual pipeline in Camino Encantadas. One pipeline collects developed runoff from the east side of the subdivision and the other pipeline collects runoff from the west side. The two pipelines are separate and ultimately discharge into the Venada Arroyo at a culvert crossing in Camino Encantadas. As each individual unit is developed, a detailed analysis and internal storm drain design will be completed. The storm drain trunk line is currently built from Venada Arroyo to Reagan Road, approximately 1,000-feet north of PDV.

Existing Conditions

The project site north of Paseo del Volcan is currently being developed, with approximately 85% undeveloped, consisting of native shrubs and desert vegetation. Units 1G Phase 1, 1G Phase 2, 1G Phase 3A, 1F and 1E Phase 1 are fully constructed, while Unit 1G Phase 3B is almost complete. Unit 1D Phase 1A, 1E Phase 2 and 1A Phase 1 are the next subdivisions to be developed. The site generally slopes from north to south with a natural lowpoint in the proposed pathway of Camino Encantadas. There are no offsite flows from the north and east due to the existing Enchanted Hills Subdivision. Offsite flows from the west will be intercepted along the western edge of Lomas Encantadas Subdivision. The Venada Arroyo passes southeast through the subdivision towards NM 528.

Paseo Del Volcan Culverts

There are existing culvert crossings that were built with the Paseo del Volcan roadway. Pertinent excerpts of the Record Drawing construction plans are included in the LEDMPA dated May 2021. Four of the culverts are utilized with the Lomas Encantadas project to convey flows from the north side of Paseo del Volcan to the south side. The hydraulic capacity of each culvert was analyzed to determine if the proposed layout of the amendment would be compatible with the existing conditions of the culverts. The Drainage Management Plan confirms adequate capacity of the culverts to convey the developed runoff from the proposed amendment layout. Reports from CulvertMaster are included in the LEDMPA dated May 2021.

Offsite Flow Management

Offsite flows coming into Lomas Encantadas will be mitigated to reduce flowrates and to manage sediment. Designed structures at the incoming arroyos will be designed and detailed with each unit. Lomas Encantadas Subdivision is mostly built up to Paseo del Volcan and the remainder is proposed to be developed into single family residential lots. It is designed to follow its historic flow path and drain into the Venada Arroyo.

The offsite area from the west that drains toward Lomas Encantadas is currently undeveloped and consists of residential lots zoned R-1. Consistent with the LEDMPA dated May 2021, these offsite basins are modeled as fully developed R-1 lots and are allowed free discharge into the Lomas Encantadas Subdivision. This offsite flow will be mitigated and collected along the western edge of the project site as individual units are developed. For three large offsite basins, Basin 203R, Basin 207R and Basin 208R, three offsite detention ponds are proposed to manage the flowrate and release it into the internal storm drain. Basins 205R, 207R, IH-1, IH-2, IH-3 and 11 are proposed to drain into future Pond 207R via a storm drainpipe system to be designed when that area is developed. Basin 203R will drain directly into future Pond 203R, while Basin 208R and 210R will drain directly into future Pond 208R.

The offsite detention ponds are designed to mitigate developed flow and release a significantly reduced peak flowrate into internal subdivision storm drain systems that connect to the Camino Encantadas storm drain system. In addition to mitigating the peak flowrate, the ponds act as a stormwater quality feature to collect sediment and floatables from stormwater before discharging into the storm drain system. The ponds will be located on a combination of private property and board approved, SSCAFCA property. Following construction of the offsite detention ponds, the ponds may be owned and maintained by the City of Rio Rancho. The transference of properties to City of Rio Rancho will be determined when the area is developed. The ponds will act as regional drainage facilities for the benefit of Lomas Encantadas and the offsite basin areas.

The major infrastructure improvements of this amendment are the storm drain trunk lines in Camino Encantadas and the offsite detention ponds. The storm drain trunk lines will extend from Paseo del Volcan to proposed Unit 1B. Generally, the segments of storm drain trunk line will need to be built prior to or in conjunction with the developed basins that drain into each segment. For example, Pond 203R will need to be constructed with Basin 1B or if a significant number of lots in Basins 203R are developed. In addition, as units downstream of Pond 203R are constructed, each phase of development should evaluate the total flow reaching the storm drain trunkline to ensure that the capacity is not exceeded. Pond 207R will be built with Unit 1D Phase 1A, while Pond 208R has been partially constructed with Unit 1G Phase 2 to accommodate the existing conditions runoff. Pond 208R will be expanded with upstream development. The outfall structure for each offsite pond will be built in conjunction with the pond and will consist of a storm drain pipe that connects to the Camino Encantadas storm drain trunk line.

On the east side of Camino Encantadas, designated open space areas will drain towards Units 1A, 1E, and 1F. Units 1F and 1E Phase 1 have been constructed, to which Basins OS-4, OS-5, OS-6, OS- 7 and OS8 drain. Specific methods for capturing and conveying runoff from the open space areas will be detailed with each phase of development.

The onsite proposed layout for this amendment consists of approximately 225 additional R-4 residential lots compared to the LEDMPA dated May 2021 which will result in higher peak flowrates. However, the net effect at the ultimate outfall remains virtually unchanged due to the proposed stormwater management features to be installed within the development. These features will consist of detention ponds to attenuate the discharge flowrate from the development into the Venada Arroyo. In addition, a dedicated "open space" area located adjacent to existing Enchanted Hills lots reduces the amount of buildable area in Lomas Encantadas and provides areas for additional stormwater management features. The proposed layout shown on *Exhibit 1 and 2* is a conceptual plan and is subject to change as individual units are developed. Refer to the table below for a summary of residential density changes of this amendment compared to the original LEDMP and LEDMPA dated May 2021.

Summary of Zoning Changes						
Unit	Original LEDMP Zoning	N (units/acre)	LEDMP Amendment Zoning	N (units/acre)	LEDMP Amendment #2 Zoning	N (units/acre)
1A	Estate	1.1	R-1	3.6	R-1	4.0
1B	Estate	0.9	R-1	3.0	R-4	4.6
1C	Estate	1.2	R-4	4.8	R-4	6.1
1D	Estate	1.9	R-4	4.4	R-4	6.1
1E	Estate	1.5	R-1	3.8	R-1	4.1
1F	Estate	1.3	R-1	3.4	R-1	3.5
1G	R-1	2.3	R-4	4.8	R-4	5.2
1H	N/A	N/A	R-4	5.5	R-4	5.7
1-1	N/A	N/A	R-4	N/A	R-4	5.7

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INFRASTRUCTURE & UTILITIES

Water and Wastewater Availability

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

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

Utilities

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

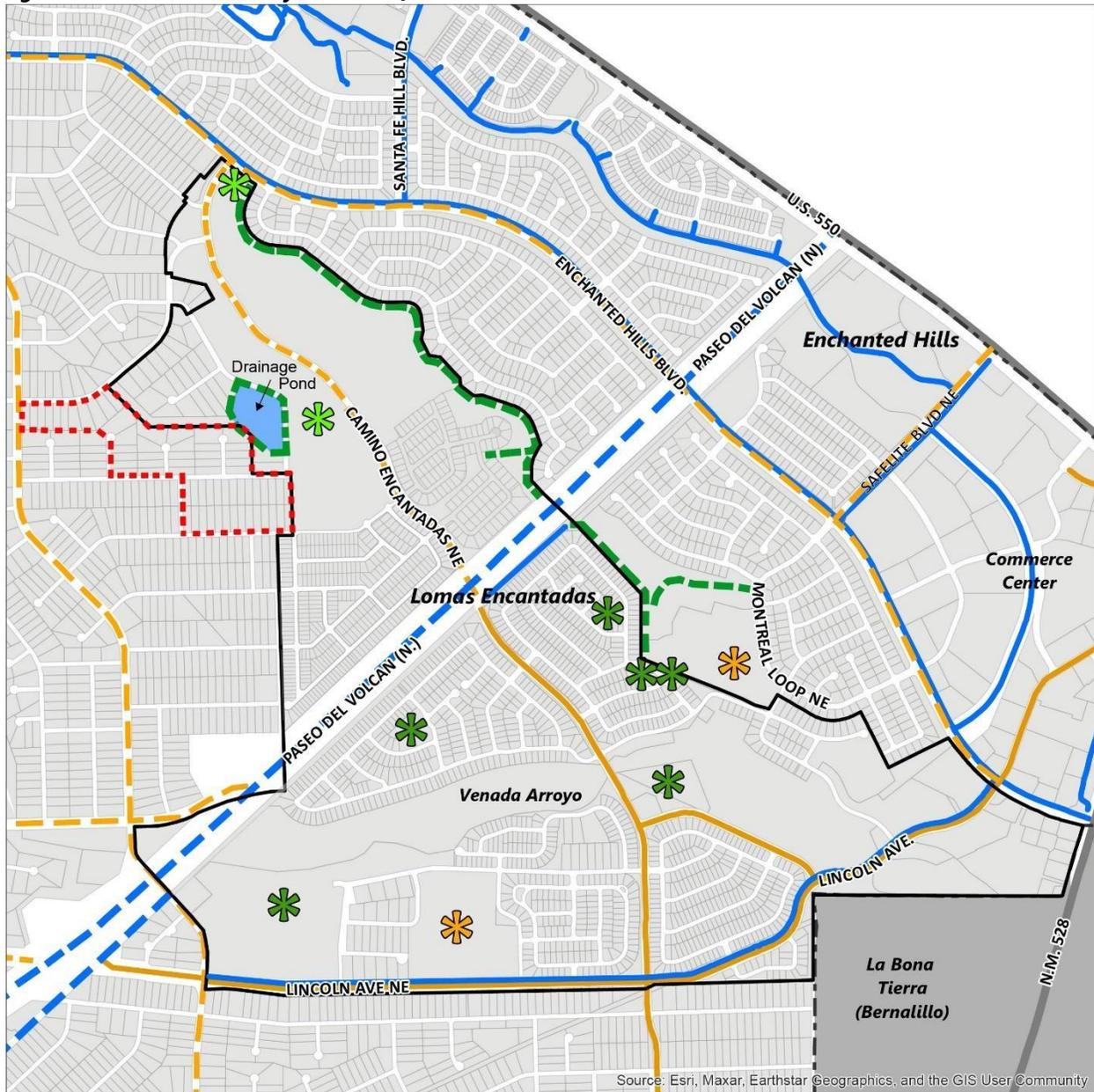
Electric and Natural Gas

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

Internet and Telephone Service

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

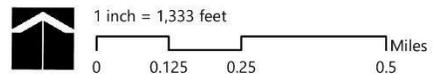
Figure 8. Planned Community Facilities, from PID



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

LOMAS ENCANTADAS PUBLIC IMPROVEMENTS

Master Plan Boundary	Existing	Proposed
Original	Bike Lane	Proposed Bike Lane
Expansion Area	Trail (Paved)	Proposed Trail (Paved)
	Existing Park	Proposed Trail (Crusher fines)
	Existing School	Drainage Pond
		Proposed Park



COMMUNITY FACILITIES & SERVICES

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

Parks and Open Space

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

The plan gives special consideration to this open space buffer. The proposed open space protects an area of steep slopes and mitigates the impact of the proposed development of Lomas Encantadas by providing separation between new homes and the existing homes in Enchanted Hills (see FIGURE 5). Overall, the original 2004 Master Plan resulted in approximately 35.6 acres zoned for open space north of Paseo del Volcan.

The revised 2020 plan adjusts the open space location and widths in order to follow existing contours while allowing for necessary utility installation and development densities. However, the plan increases the acreage of open space area to approximately 36.8 acres and concentrates it near existing residents.

The 2025 amended plan continued to adjust the open space location and widths in order to follow existing contours. The proposed open space boundary is conceptual in nature and may be defined in greater detail as future subdivisions are developed while maintaining a buffer between Lomas Encantadas and Enchanted Hills. The amendment maintains the just under 37 acres of open space buffer and includes 112.4 acres of open space around the Venada Arroyo totaling 157.2 acres.

Neighborhood and community parks have also been identified for the planning area. These include Cibola Little League, two larger parks that have already been zoned for future park development: one at the corner of Camino Encantadas and Camino Venada, and one adjacent to Aldan Drive NE (south of existing homes in Enchanted Hills). Four smaller parks have been identified for the area between the Venada Arroyo and Paseo del Volcan. In addition, two neighborhood park are planned for the undeveloped area to the north of Paseo del Volcan. The full build-out in Lomas Encantadas is 2,340 homes which is estimated to have a population of 6,622. An estimated 60 acres of park land will be provided compared to the 19.9 acres required by City of Rio Rancho Parks and Recreation.

Trails

Future trails and bikeways will provide access to other recreational facilities in accordance with the City Comprehensive Plan, City's Bicycle and Pedestrian Transportation Master Plan, and Mid-Region Council of

Governments Metropolitan Transportation Plan. Trails will be located within the planning area's northeastern boundary, and along sections of the eastern buffer between Enchanted Hills utilizing the 36.8 acres of preserved open space. The Mid-Region Council of Governments identifies proposed bicycle lane along Chayote Road, Camino Encantadas Road, and Enchanted Hills Boulevard. Paseo del Volcan was identified to have a proposed paved trail. Approximately 8 acres for a drainage pond on the east side of Camino Encantadas provides an opportunity where trails are planned for this open space and will assist in connecting parks to area residents (see Figure 8).

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Educational Facilities

Lomas Encantadas is served by an existing elementary and middle school, both of which were recently constructed. Sandia Vista Elementary School is located immediately to the southwest of the planning area, and Mountain View Middle School is located along the northwestern planning boundary. It is likely that these schools can continue to be utilized in conjunction with possible future proposed school sites to accommodate the short-term growth in Lomas Encantadas and the surrounding area. Longer term, a second elementary school may need to be constructed north of Paseo del Volcan to support a large number of new households in future subdivisions northwest the planning area.

Community Centers

The HUB is the newest community center located at the Plaza @ Enchanted Hills Shopping Center. The Cabezon Community Center 10 miles to the south and Sabana Grande Recreation Center 7 miles to the south are the closest centers. The Sabana Grande Recreation Center has an art center and offers art, music, and sports classes for children and seniors. There is Broadmoor Senior Center located near City Hall that provides services and activities that promote positive aging.

Public Safety

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

Other Public Facilities & Services

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

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

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IMPLEMENTATION & PHASING

Implementation

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

Phasing

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

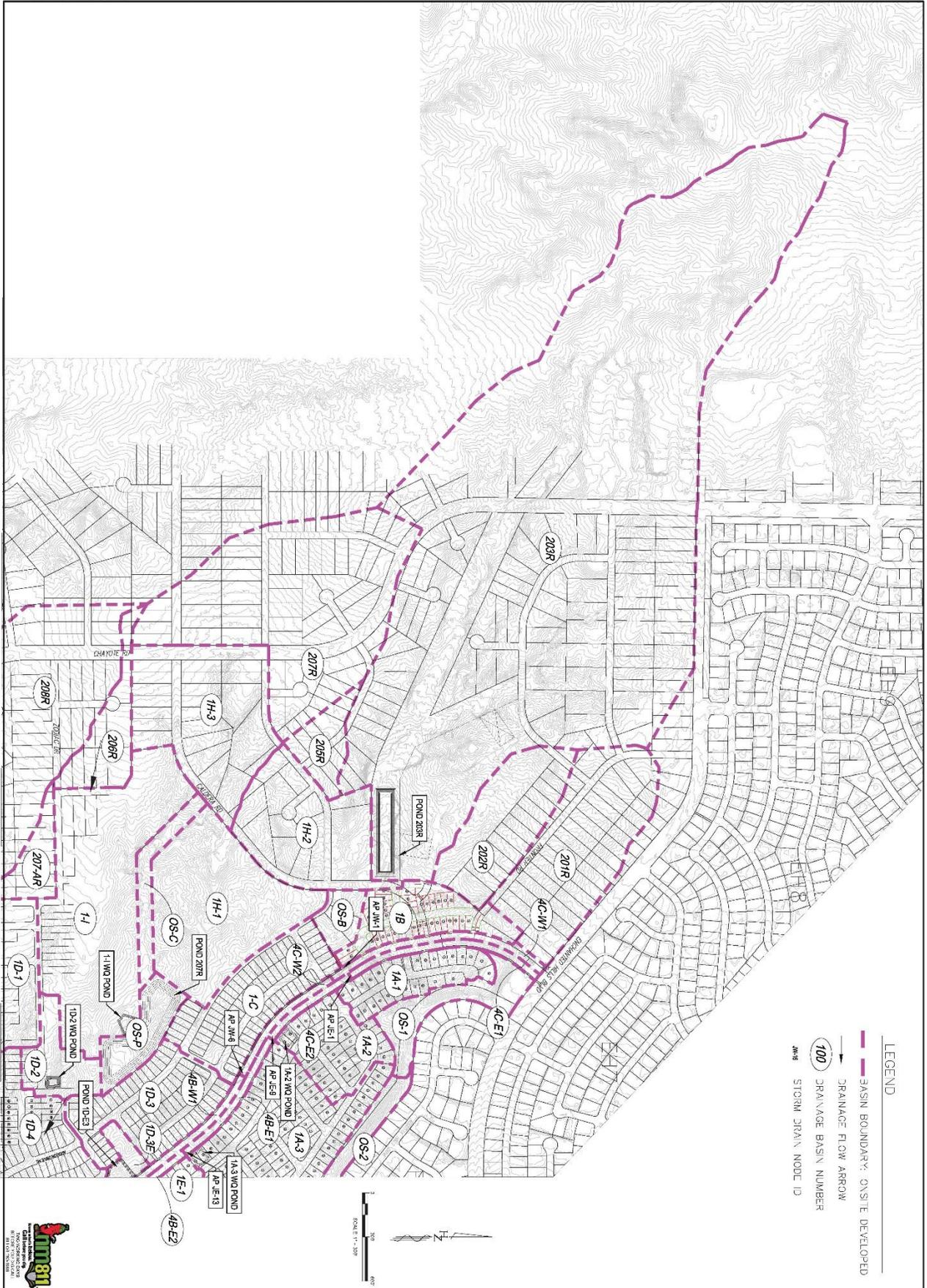
Phase 2 involved the construction of the first series of residential subdivisions to the south of the Venada Arroyo, as well as the completion of additional collector roads and infrastructure improvements within the new subdivisions. This phase has been substantially completed as of 2018.

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

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

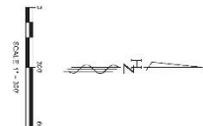
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Drainage Management Plan
Roadway Cross-section
Prior Resolutions



LEGEND

- BASIN BOUNDARY - ON SITE DEVELOPED
- DRAINAGE FLOW ARROW
- 100 DRAINAGE BASIN NUMBER
- STORM DRAIN NODE ID



PROJECT NO. R31875102
 DESIGNED BY: JP
 DRAWN BY: JP
 CHECKED BY: DD
 DATE: FEB. 2022
 DRAFTER: DD
 SHEET: EX.2

**FULLY DEVELOPED
 CONDITIONS**

**LOMAS ENCANTADAS
 DRAINAGE MASTER PLAN
 AMENDMENT #2
 RIO RANCHO, NEW MEXICO**

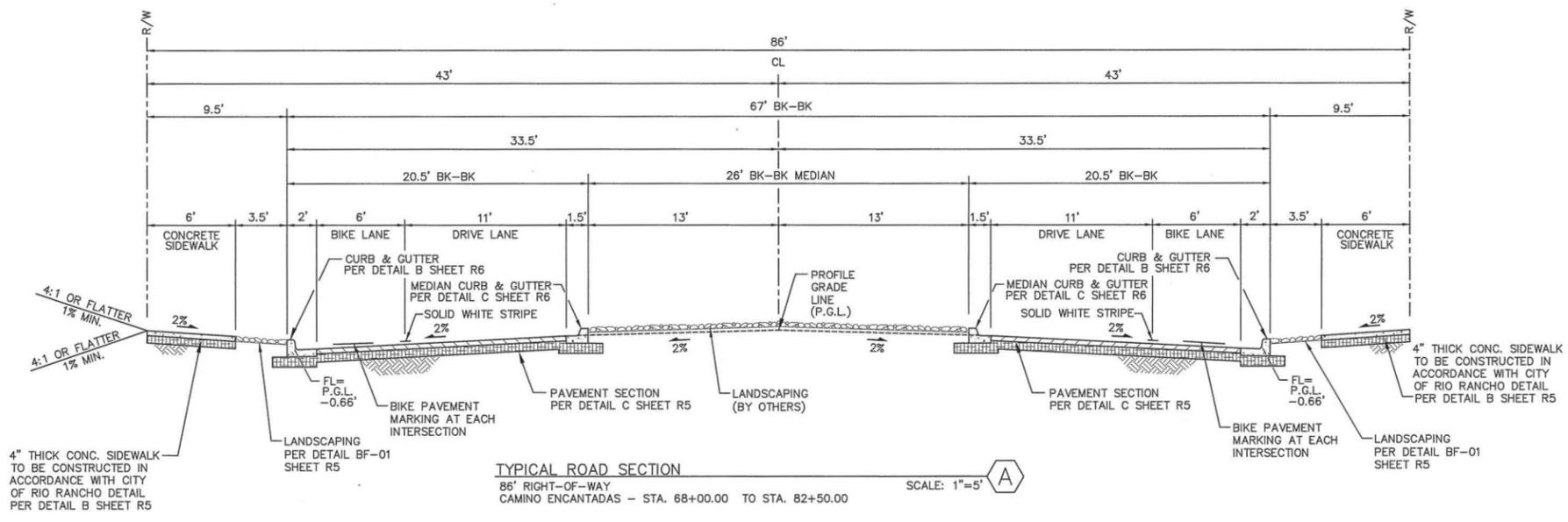
Designed by:
HUIT-ZOLIARS
 303 Rio Rancho Drive NE, Suite 101
 Rio Rancho, New Mexico 87144
 Phone: (505) 892-5141 Fax: (505) 892-3269

Designed for:
AMREP SOUTHWEST INC.

NO.	DESCRIPTION	DATE	BY
7			
6			
5			
4			
3			
2			
1			

REVISIONS (OR CHANGE NOTICES)





NO.	REVISION	DATE

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

Designed For
ZIMBREP
 SOUTHWEST

TYPICAL ROAD SECTIONS

**LOMAS ENCANTADAS
 OFFSITE - PHASE 3B**

12/5/17

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

SHEET: **R4**
 DE



**CITY OF RIO RANCHO
ORDINANCE**

ORDINANCE NO. 30

ENACTMENT NO. 04-029

AMENDING THE ZONE MAP.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF RIO RANCHO:

PURPOSE: TO AMEND THE CURRENT ZONING DESIGNATION OF PROPERTY KNOWN BY LEGAL DESCRIPTION AS ENCHANTED HILLS SOUTH, CONSISTING OF 810 ACRES (+-) FROM R-1/SINGLE-FAMILY DESIGNATION TO INCLUDE R-1/SINGLE-FAMILY, R-4/SINGLE-FAMILY, C-1/RETAIL COMMERCIAL, PARKS & RECREATION AND OPEN SPACE. THE PROPERTY IS BOUNDED, GENERALLY, ON THE WEST BY CHAYOTE ROAD AND CALDERA ROAD, ON THE EAST BY NMSR 528, AND ON THE SOUTH BY LINCOLN ROAD NE.

SECTION 1. REQUIREMENTS:

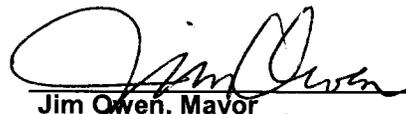
A. Land Use:

1. Zoning designations are as per the table attached hereto as Exhibit "A".
2. All permissive and conditional uses within the respective zoning designations are allowed as designated in the City Zoning Ordinance. Conditional uses require a Conditional Use Permit.
3. Development shall occur as per the approved Master Plan, applicable zoning district requirements and, an approved Development Agreement.

SECTION 2. SEVERABILITY CLAUSE: If any section, paragraph, clause, or provision of this Ordinance, or any section, paragraph, clause, or provision of any regulation promulgated hereunder shall for any reason be held to be invalid, unlawful, or enforceable, the invalidity, illegality, or unenforceability of such section, paragraph, clause, or provision shall not affect the validity of the remaining portions of this Ordinance or the regulation so challenged.

SECTION 3. EFFECTIVE DATE: This Ordinance shall become effective ten days after adoption.

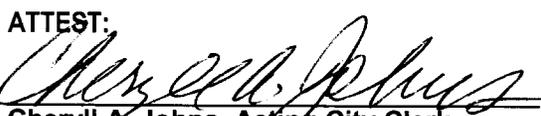
ADOPTED THIS 11th DAY OF AUGUST, 2004.



Jim Owen, Mayor
8/13/04

Date

ATTEST:



Cheryll A. Johns, Acting City Clerk
[SEAL]