



CITY OF RIO RANCHO COVER PAGE

**Legislation Item: 22-400-
00003**

AGENDA DATE:
November 8, 2022

DEPARTMENT:
Development Services

SUBJECT:
Master Plan. The applicant, AMREP Southwest Inc, through their agent, Tierra West LLC, requests approval of the Mountain Hawk West Master Plan for the property legally described as Unit 25, Blocks 28, 149, and 150, and Lots 1-3 of Block 27. Staff contact is Brian Babyak and staff recommends the Planning and Zoning Board recommend approval to the Governing Body.

BACKGROUND AND ANALYSIS:

The applicant, AMREP Southwest Inc, through their agent, Tierra West LLC, requests approval of the Mountain Hawk West Master Plan for the property legally described as Unit 25, Blocks 28, 149, and 150, and Lots 1-3 of Block 27. Being heard concurrently with this application is a Zone Map Amendment for a portion of the subject property, case #22-100-00025.

The Rio Rancho Comprehensive Plan defines a master plan as a detailed development plan often created by a developer, which may fit within a Specific Area Plan boundary or may provide sufficient planning detail that they may be developed in unplanned areas and stand in place of a Specific Area Plan. It states that, "The City will rely on the development of Specific Area Plans and Master Plans for identifying a specific land use at the parcel-level. Specific Area Plans and Master Plans are a part of the Land Use Element and are used as a statement of policy to guide land use decision making by the Governing Body."

The objectives of the Mountain Hawk West Master Plan are to designate the preferred zoning for the subject site as R-3 and R-4, and to provide a "high quality of life offering common spaces with walking trails and landscape areas for community residents." Although the development does not sit within the Mountain Hawk Estates Master Plan, this Master Plan will provide similar guidance to the developer, future homebuilders and the City of Rio Rancho Development Services for the desired lot layout, amenities, and design standards. The Master Plan will consist of two phases for medium density residential developments with open space/parks scattered throughout. Phase 1 consists of all of the Master Plan area east of Wyalusing Road with a total of 123 proposed lots, 5 lots being for drainage detention, 3 lots for parks and water quality retention, and the remaining 115 for residences. Phase 2 consists of all of the Master Plan area west of Wyalusing Road with a total of 147 proposed lots, 6 lots being for parks and water quality retention and the remaining 141 for residences. The total proposed lots for the entire Master Plan is 270 lots, plus 6 open space/park areas, and two detention pond locations.

Staff recommends the Planning and Zoning Board find that the Mountain Hawk West Master Plan would comply with and further the goals and policies of the Comprehensive Plan. In Section 3 of the Comprehensive Plan, Annexations, Antiquated Platting and Addressing, an objective is to ensure challenges associated with antiquated platting are resolved throughout Rio Rancho through proper

platting and addressing. The proposed Master Plan will further this goal, to an extent, by consolidating and eliminating antiquated platting on the majority of the subject property. The proposed Exhibit in Appendix A indicates the street and lot layouts for the Master Plan, however, these proposed layouts are only indicated for AMREP Southwest owned property. The application was submitted with Kim Kemper, the property owner of a significant contiguous portion of Block 28 (eastern end of Master Plan Area). AMREP Southwest and Kim Kemper own about 71% of the lots within the Master Planned area; staff accepts this ownership percentage as sufficient to adopt the Master Plan. Platting actions finalizing the layout still need to occur and there may be changes based on City review and Municipal Code standards.

Staff recommends the Planning and Zoning Board find that the Mountain Hawk West Master Plan furthers Comprehensive Plan goals in the Population and Housing element through increasing density with single-family and possibly multi-family attached units in the area, and providing a variety of housing types through the possibility of different lot sizes with R-3 and R-4 zoning. The proposed Master Plan area also includes community amenities for park and open space areas with benches and playgrounds where feasible, furthering Goals PR-1 and PR-2. The proposed Mountain Hawk West Master Plan also furthers Goal L-2 and Policy L-1 of the Comprehensive Plan by encouraging consolidation of lots to promote a variety of land uses in a planned manner, and to encourage master planning of developments that establish community character.

SITE ANALYSIS:

Mountain Hawk West is proposed to be an approximately 85.8 acre development consisting of low to medium density single-family residential. Located within Rio Rancho Estates Unit 25, Rio Rancho, New Mexico southwesterly of the Mountain Hawk Estates Master Plan boundary. The total proposed lots for the entire Master Plan is 270 lots, plus 6 open space/park areas, and two detention pond locations. The subject property is entirely zoned TZ: Transitional Zoning, under Ordinance No. 24, Enactment No. 98-25. The subject property is not within any currently planned area (Master Plan or Specific Area Plan).

LAND USE:

The subject property does not have an underlying land use under any Specific Area Plans or the City Comprehensive Plan. The Comprehensive Plan designates the subject property as "Future Planning". The Mountain Hawk West Master Plan will assign the subject property with a "Low/Medium Density Residential" land use. Six lots within the Master Plan area will be Parks, Open Space, and Drainage properties. Per Figure 4 of the Master Plan, properties will be zoned R-3 in Block 150 and the eastern portion of Block 149, and R-4 in the western portion of Block 149 and portions of Block 27 and 28 included in the Master Planned area.

GRADING & DRAINAGE:

A conceptual Drainage Plan is included in Section 7 of the Master Plan. The Master Plan states that the master drainage plan for Mountain Hawk Estates encumbers Mountain Hawk West into its plan. The changes in zoning and lot density in the subject property will need to be implemented into an updated Mountain Hawk Estates Master Drainage Plan. Mountain Hawk West will handle its own stormwater quality prior to entering Mountain Hawk Estates. This Master Plan includes stormwater quality retention ponds in various landscaped areas throughout the site and prior to entering the runoff in the storm drain stubs. Further details and a layout are included in Section 7 (page 11) and in Figure 6 "Drainage Concept Map".

TRANSPORTATION & CIRCULATION:

There are several public right-of-way corridors established through the site that are not currently constructed. These rights-of-way include Columbine Road, Greystone Loop, Ilium Road, Wyalusing Road, Harlech Court, Inyo Court, and Fillmore Road. These existing rights-of-way will remain with the exception of Harlech Court, which is proposed to have a realignment from a cul-de-sac to a traditional road. There will also be new right-of way dedications through blocks 149 and 150 within

the site. There are existing lots along Unser Blvd within the Master Plan which currently only have access from Unser Blvd. Per the Unser Blvd Transportation Study, Unser Blvd is a limited access facility and the existing lots fronting it will be required to dedicate 28 feet of right of way and access will have to be worked out with the City. Due to the number of trips as a result of the total proposed lots, a Traffic Impact Analysis will be required. A traffic scoping study/meeting with the City Development Services will be required prior to starting the traffic impact study in order to determine the project study area for the development.

PARKS, TRAILS, OPEN SPACE:

The development of Mountain Hawk West will include open space areas identified as such in the Master Plan Exhibit in Appendix A and in the Figure 4: Proposed Land Use Map, which will serve as common park areas for community residents and drainage detention/water quality basins. Per the Master Plan, these park areas will offer meandering walking paths/trails and open landscape areas, benches, and playgrounds where feasible. Specific plans and details of these parks are to be determined during the platting process where construction plans are required to be completed. Maintenance of these areas and amenities is proposed to be the responsibility of the Mountain Hawk West Homeowners Association, which will be established as part of this development. The Master Plan proposes six open space/park areas and two detention pond locations.

UTILITIES:

The Mountain Hawk Master Planned area has water and sewer lines that are proposed to connect to the Mountain Hawk West Master Plan area. The final location of the connections to existing utilities will still need to be reviewed by the Utilities department for compliance with City standards and availability.

DESIGN STANDARDS:

Development guidelines for any and all design elements throughout Mountain Hawk West will follow the City of Rio Rancho standard guidelines that can be found in the Development Manual. Any design elements for main entries and signage shall all be conforming in materials and style throughout the master plan to be unique to Mountain Hawk West.

PHASING AND FINANCING:

As identified in Appendix A, the Mountain Hawk West Master Plan will consist of two phases for medium density residential developments with open space/parks scattered throughout. Phase 1 consists of all of the Master Plan area east of Wyalusing Road with a total of 123 proposed lots, 5 lots being for drainage detention, 3 lots for parks and water quality retention, and the remaining 115 for residences. Phase 2 consists of all of the Master Plan area west of Wyalusing Road with a total of 147 proposed lots, 6 lots being for parks and water quality retention and the remaining 141 for residences.

NOTIFICATIONS:

Property owners within the Master Plan area and within 100 feet of the plan area boundary, excluding right of way, were notified by first class mail. A legal advertisement was placed in the October 24, 2022 edition of the Rio Rancho Observer and a notice sign was posted to the property on November 1, 2022. All legal notification requirements have been met.

IMPACT:

Staff recommends the Planning and Zoning Board recommend approval to the Governing Body of the Mountain Hawk West Master Plan, subject to the following findings of fact and conditions of approval:

General Findings of Fact:

1. The Planning and Zoning Board may make a recommendation to the Governing Body on the applicant's request for a Master Plan.
2. The applicant has the authority to apply for a Master Plan on the subject property.
3. The applicant and adjacent property owners received due process.

Specific Findings of Fact and Conditions of Approval:

1. The Mountain Hawk West Master Plan complies with the requirements of the Comprehensive Plan.
2. The applicant has submitted an application and narrative that meets the basic requirements of establishing a community character that considers land use, access, public facilities, community amenities, utilities, drainage, and design.
3. Section 4. Development Guidelines will be updated to reflect the "Development Process Manual" to allow for any updates to the Manual.

ALTERNATIVES:

1. The Planning & Zoning Board may recommend approval of the request to the Governing Body.
2. The Planning & Zoning Board may recommend denial of the request to the Governing Body.
3. The Planning & Zoning Board may modify the request and recommend the Governing Body approve such modifications.
4. The Planning & Zoning Board may continue to public hearing to request additional information or to consider testimony provided at the public hearing.

DEPARTMENT RECOMMENDATION:

Staff recommends the Planning and Zoning Board recommend approval of the Master Plan to the Governing Body.

ATTACHMENT: [Application_Letter_Ownership.pdf](#)

ATTACHMENT: [Mountain Hawk West Master Plan_10.4.22.pdf](#)

ATTACHMENT: [LocationZoneMap.pdf](#)

ATTACHMENT: [ReproductionofNotifications_PZB.pdf](#)

ATTACHMENT: [ReviewerComments.pdf](#)

ATTACHMENT: [Draft Resolution.docx](#)

ATTACHMENT: [GLUM_areaidentified.pdf](#)