

RIO RANCHO

City of Vision

LUXE

AT LOMAS ENCANTADAS

SPECIAL USE ZONE MAP AMENDMENT

Request: SU zoning for
R-6 Multifamily Residential and
C-1 Retail Commercial Uses

Case No. 26-100-00005

Camino Encantadas NE & Camino Venada NE

Photo: Abrazo Homes



PLANNING & ZONING BOARD
September 22, 2026



Applicant: P.G. Properties, LLC



Presented by Angela Piarowski
Modulus Architects & Land Use Planning

Who is behind this development?



42 YEARS

Combined Albuquerque
Fire Department service

Melvin Parker

LIEUTENANT • BUSINESS OWNER • COACH



20 years with the Albuquerque Fire Department



Retired Lieutenant Paramedic in 2015



17 years in business serving Albuquerque and Rio Rancho



Operates 3 Rio Rancho homes supporting people with developmental disabilities



4 years coaching Rio Rancho High football, helping earn a state championship

Eddie Gutierrez

FIREFIGHTER • BUILDER



22 years with the Albuquerque Fire Department



Retired EMT-B firefighter



7 years as a licensed general contractor (GB98)



High-end homes in Placitas and commercial projects in Albuquerque

What are we asking the Board to consider?

Recommend approval of one coordinated Special Use zone.



THE REQUEST

SU zoning for R-6 multifamily and C-1 commercial uses across the combined 1.7895-acre property.



FAMILIAR USES. A COORDINATED PLAN.

Residential and commercial uses are already allowed on the original C-1 tract, subject to conditions.

SU allows ground-floor residential flexibility and applies a unified, site-plan-controlled framework to the combined property.

55
APARTMENT
HOMES

2
COMMERCIAL
SUITES

3
STORIES

1,851 SF
TOTAL
COMMERCIAL
SPACE

MEETING STANDARDS. PROVIDING MORE.

412% above
the stated usable open-space minimum
22,273 SF provided / 4,350 SF required

103 parking spaces
103 required • 6 accessible spaces / 4 required

Staff confirms compliance with parking, landscaping, building design and height standards.

No variances requested.

STAFF RECOMMENDS APPROVAL

Recommend approval to the Governing Body, with findings and conditions.

The City designated this tract C-1 in 2004.

Commercial and residential uses are already part of this site's zoning.



2004 • CITY ZONING DECISION

P&Z approval motion: May 11 • Governing Body adoption: August 11
Ordinance No. 30 • Enactment No. 04-029 established the C-1 zoning framework.



Existing zoning • Lomas Encantadas Master Plan, Fig. 3

■ C-1 ■ PR

ORIGINAL TRACT 5
C-1 | ≈1.23 acres

ACQUIRED PORTION OF TRACT 17-A
PR | ≈0.5603 acres

EXISTING C-1

- Residential is allowed.
- Commercial uses are allowed.
- Applies to the original Tract 5.

PROPOSED SU

- Allows first-floor residential while retaining commercial space.
- Coordinates the combined 1.7895-acre site under one approved site plan.
- Extends residential and commercial permissions to the acquired PR portion.



The acquired PR portion does not currently carry C-1 residential permissions; its rezoning is part of this request.

Sources: Ordinance 04-029 and accompanying 2004 staff memorandum; 2026 staff report, pp. 1-4; 2020 Master Plan, Fig. 3.

THIS SITE'S C-1 DESIGNATION WAS ESTABLISHED IN 2004.

Today's request adds design flexibility and coordinated, site-specific controls.

Lomas Encantadas *"The Luxe"*

AN UPSCALE, INTIMATE LIVING EXPERIENCE



What else is already allowed under C-1?

ORIGINAL C-1 TRACT • Selected permissive uses under §154.24(B)

NO REZONING HEARING REQUIRED FOR COMPLIANT C-1 USES

Permissive zoning does not itself require a public hearing, neighborhood notice or public-comment process.

ALREADY PERMITTED IN C-1

- Convenience stores
- Gas stations
- Drive-through restaurants
- Car washes
- Bars, lounges & patio dining
- Dance halls, bowling & indoor entertainment
- Daycare centers / nursery schools
- Hotels / motels
- C-1 zoning allows a height of 50 feet

THE LUXE PROPOSAL

- 55 apartment homes
- Three-story buildings **50' (5 stories allowed)**
- Two commercial suites • 1,851 SF
- Landscaped open space & recreation
- On-site parking
- SU request subject to public review

A residential-focused plan for a site already zoned for commercial activity.

All uses remain subject to City standards and permits. Separate approvals—including liquor licenses, variances or plats—may require notice and hearings. C-1 permissions apply to the original tract, not the acquired PR land.

Sources: Rio Rancho Code §§154.24(B), 150.03.

LUXURY. LIFESTYLE. The Luxe

Lomas Encantadas *"The Luxe"*

AN UPSCALE, INTIMATE LIVING EXPERIENCE



Why the original tract needed additional land

SAFE ACCESS • BETTER CIRCULATION • COORDINATED SITE PLANNING



THE ORIGINAL TRACT

Approx. 189 ft • Camino Encantadas

Approx. 205 ft • Camino Venada

THE ACCESS CONSTRAINT

330 ft

Minimum spacing identified in the application's access analysis.

The original frontage cannot accommodate the identified full-access spacing.

WHAT THE ADDED LAND PROVIDES

Room to locate main access farther from the intersection on Camino Venada.

Coordinated parking and circulation across one site.

The added land creates room for safer, better-positioned access.

330-ft lines reproduce the supplied access exhibit. Final driveway location, measurement and compliance are subject to civil engineering and City review.

LUXURY. LIFESTYLE. The Luxe

A MORE COMPLETE SITE PLAN EMERGED THROUGH REVIEW

The design evolved. Existing park amenities remain unchanged.

**01****INITIAL CONCEPT**

Housing on the original C-1 tract

**02****ACCESS EVALUATION**

Spacing constraints identified the need for additional land

**03****APPRAISAL + ACQUISITION**

Adjoining remnant acquired through the City process

**04****COORDINATED SU PLAN**

One plan for access, homes, commercial space and recreation

THE PLAN BEFORE THE BOARD



55 HOMES | 3 STORIES



1,851 SF commercial space



1.7895 gross acres



38.5% BELOW

50 homes per acre allowed

30.7 homes per acre proposed

$55 \div 1.7895 = 30.7$ homes per gross acre



EXISTING PARK AMENITIES REMAIN UNCHANGED



Existing park amenities and features are protected.



The acquired remnant is undeveloped.



Staff reports it was not identified for park development in the ICIP.

Source: City staff report; density calculated using the current 55-home program.

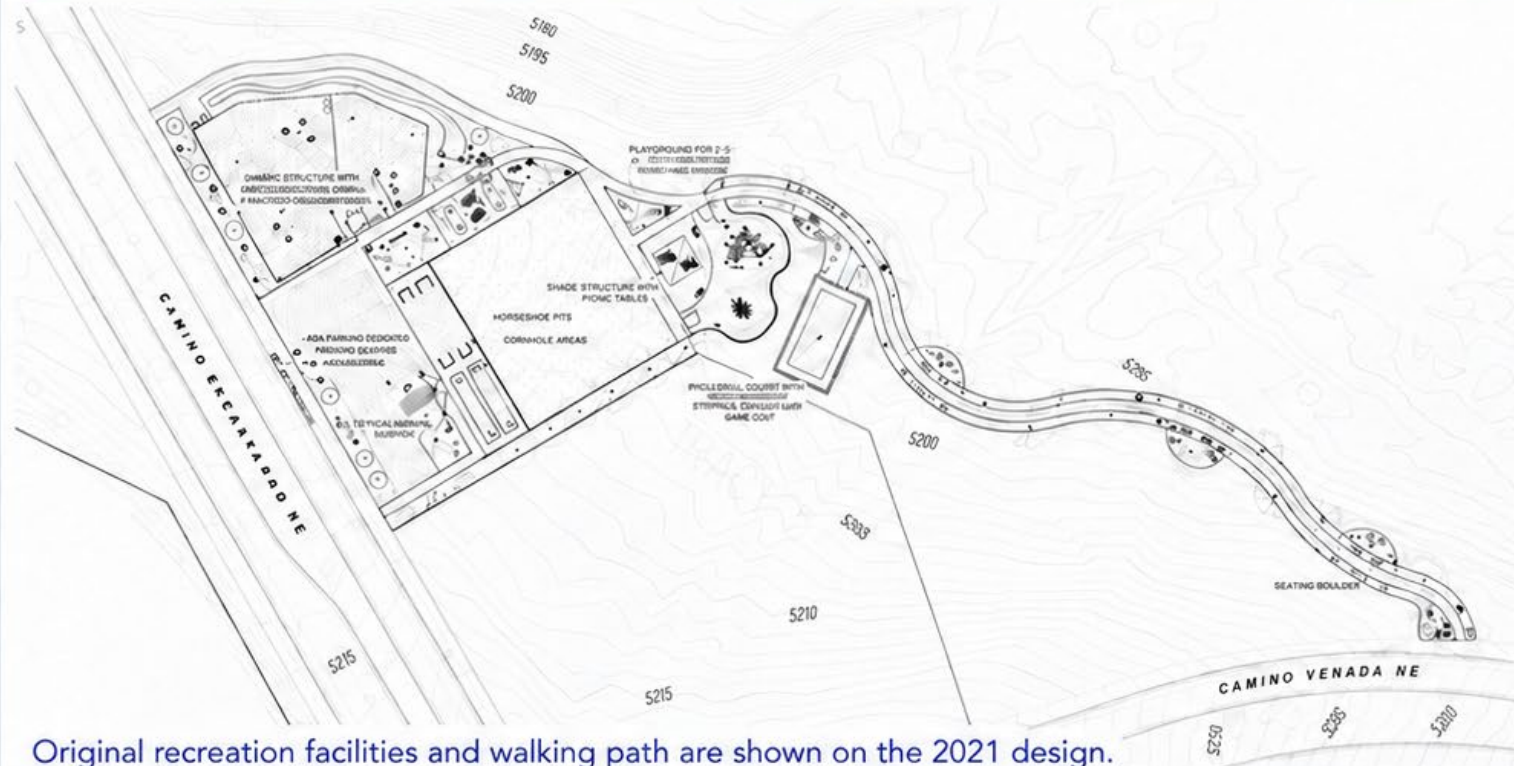
A coordinated three-story plan. Existing park amenities protected.

BUILDING A BETTER RIO RANCHO
TOGETHER

THE ACQUIRED REMNANT PARCEL WAS **NEVER** IDENTIFIED FOR PARK DEVELOPMENT

The original park design and City records tell a consistent story.

AMREP'S ORIGINAL PARK DESIGN



Original recreation facilities and walking path are shown on the 2021 design.
AMREP / Yellowstone Landscape • Tract 17 & D Park • Sheet LS-01

**01**

CITY STAFF: ICIP FINDING

“was not identified to be developed as park land on the ICIP.”

P&Z Staff Report, p. 2

**02**

CITY SALE MEMORANDUM

The City had no plans for a smaller park there.

Resolution R56 agenda memorandum • July 23, 2026, p. 1

**03**

EXISTING PARK PROTECTED

Development does not infringe on existing park amenities.

P&Z Staff Report, p. 8, Condition 11(b)

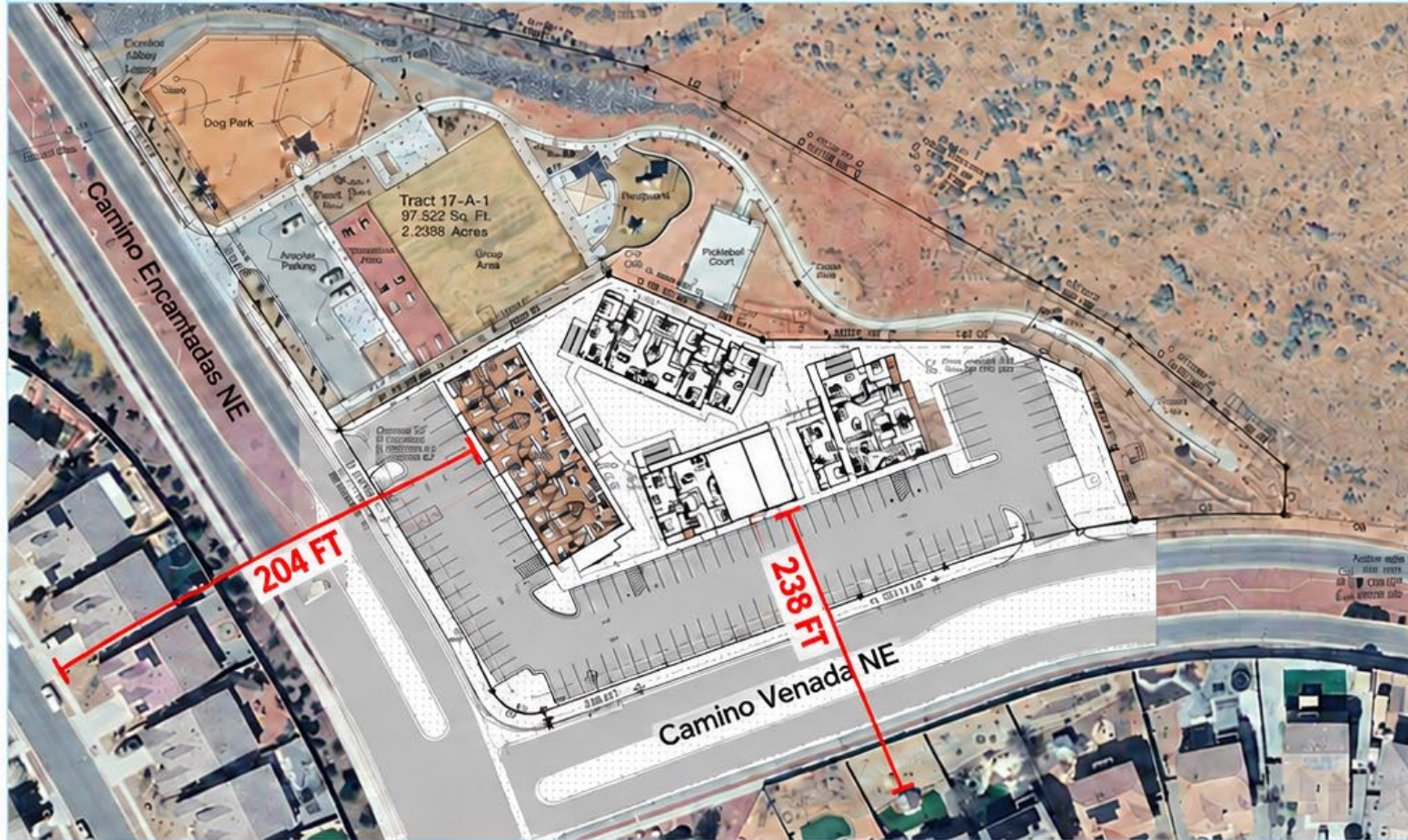
An undeveloped remnant. No park improvements identified in the ICIP by City staff.

EXISTING PARK AMENITIES REMAIN PROTECTED.

THOUGHTFUL PLACEMENT. MEASURABLE SEPARATION.

Buildings toward the rear of the site, with distance and lower natural grades near neighboring homes.

ACTUAL SITE PLAN • BUILDING-TO-HOME DISTANCES SHOWN



Sources: Luxe DFT distance-to-neighbors exhibit; AS-101; P&Z staff report; project topographic information.



OUR BUILDING AREA IS LOWER

Building area: $\approx 5,210$ FT
Encantadas homes: 5,219 – 5,230 FT

9 – 20 FT LOWER THAN
EXISTING HOME
ELEVATIONS

Nearest Venada lot: $\approx 5,220$ FT

10 FT LOWER THAN
NEAREST VENADA LOT

Natural grades provided by project team; not finished-floor or roofline elevations.



MEASURABLE DESIGN CONTROLS

3 STORIES • 36 FT BUILDING HEIGHT

- ✓ Shielded site lighting
- ✓ Screened rooftop equipment
- ✓ Landscaping and recreation areas



STAFF FINDS COMPLIANCE

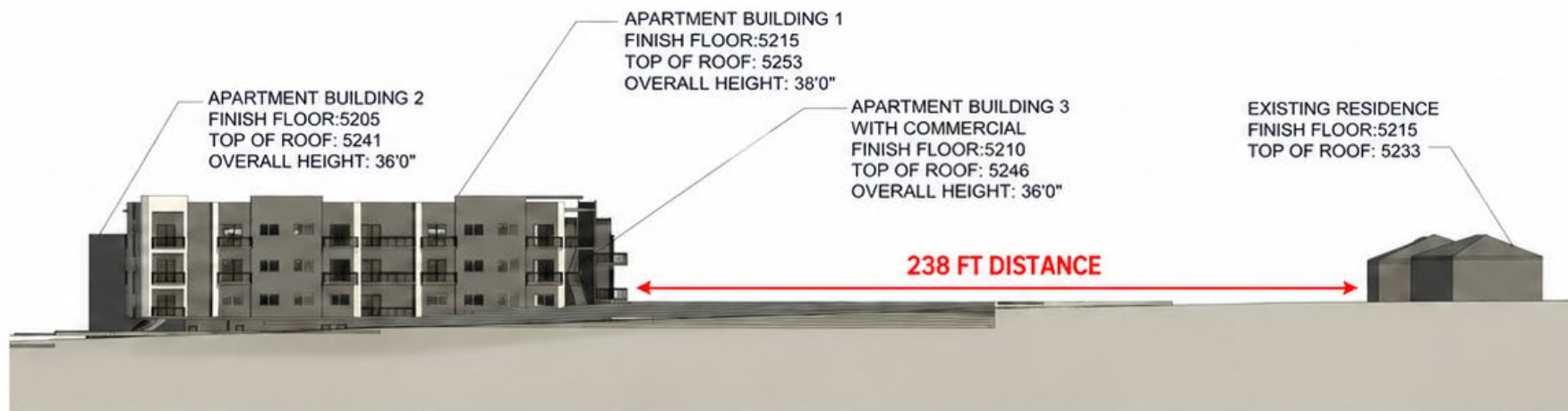
Parking • Landscaping • Building design • Building height

INTENTIONAL SITE PLANNING. CLEAR, MEASURABLE CONTROLS.

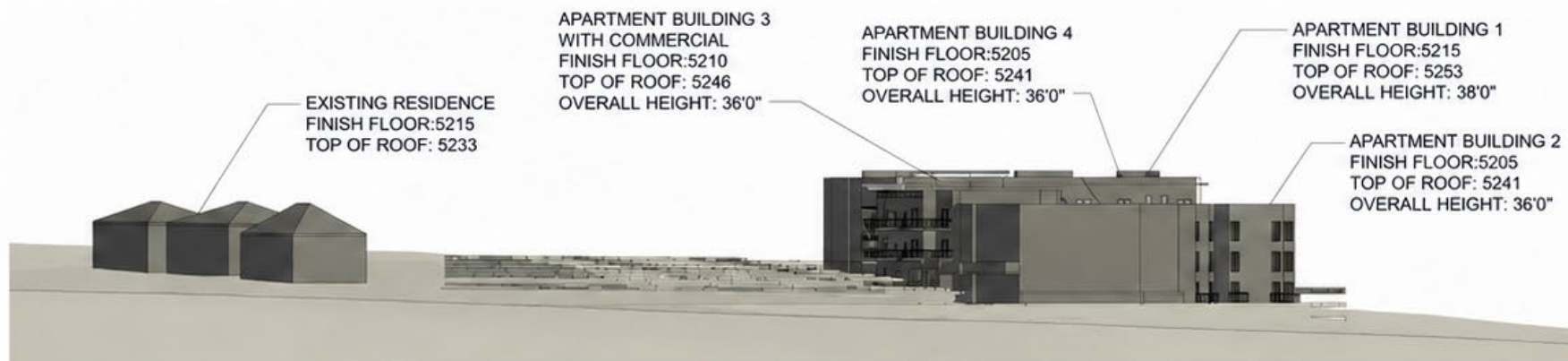
BUILDING A BETTER RIO RANCHO
TOGETHER

DESIGNED WITH OUR NEIGHBORS IN MIND

Deliberate placement. Lower elevations where feasible. A documented view study.



ELEVATION LOOKING EAST



ELEVATION LOOKING WEST

01

THOUGHTFUL PLACEMENT

Buildings positioned toward the rear of the site to increase separation from neighboring homes.

02

13 FT

BUILDING 3 ROOF-ELEVATION DIFFERENCE

$5,246 \text{ ft} - 5,233 \text{ ft} = 13 \text{ ft}$

Approximately one story above the adjacent home's roof elevation.

Highest roof shown: Building 1 at 5,253 ft — 20 ft above the home.

03

RESPONDING TO CONCERNS

After discussions with adjacent homeowners, we prepared this study to document building placement, elevations and separation.

238 FT

Separation shown in the study

Source: Modulus Architects, LUXE Elevation View Study, Sheet A101.
Building heights shown: 36–38 ft.

OUR COMMITMENT: LISTEN, STUDY AND REFINE THE DESIGN.

CAMINO ENCANTADAS TRAFFIC CAPACITY

MRCOG available data and traffic counts

50.9%

HIGHEST CAPACITY USE IN THIS RECORD

382 vehicles/hour ÷ 750 vehicles/hour

Southbound PM peak: V/C = 0.509

WHAT V/C MEANS

Traffic volume ÷ estimated roadway capacity.

1.00 = volume equals capacity.

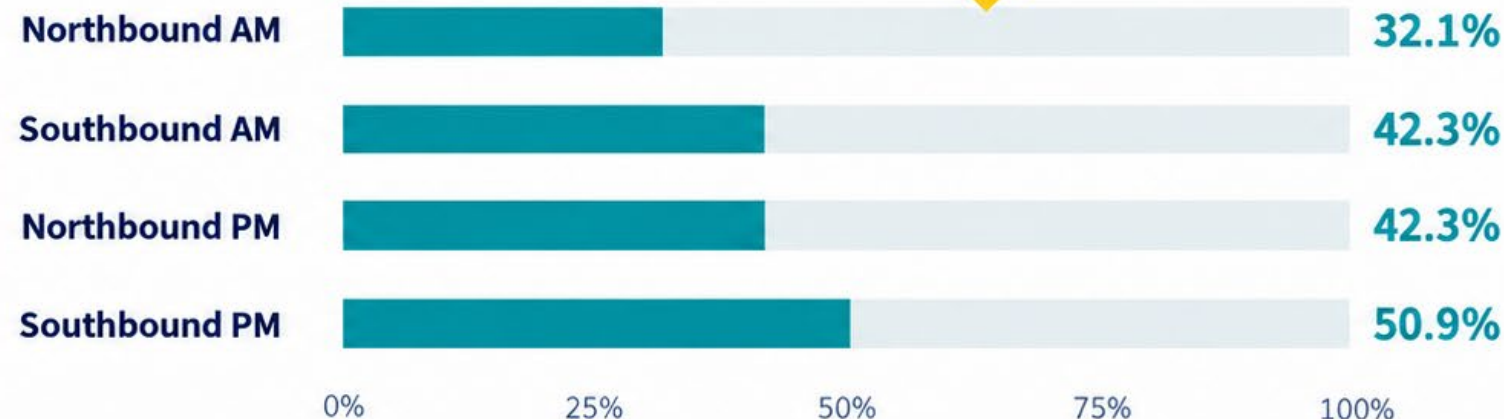
Reported range: **32.1% – 50.9%**.

SHARE OF ESTIMATED CAPACITY USED

Full bar = 100% of estimated capacity



Mid-Region
Council of Governments
DATA SOURCE



Peak volumes (vehicles/hour)

Direction	AM	PM	Capacity
Northbound	241	317	750 veh/hour
Southbound	317	382	750 veh/hour

REPORTED PEAK: ROUGHLY HALF OF ESTIMATED CAPACITY USED.

TRIP GENERATION COMPARISON

Proposed apartments and commercial generate the fewest trips in this study

Use	Units		Weekday AM Peak Hour					Weekday PM Peak Hour					Total Peak Hour Trips
			Total	Enter	Exit	In	Out	Total	Enter	Exit	In	Out	
CURRENTLY PROPOSED / Apartments and Commercial													
ITE 220 - Multifamily Housing (Low-Rise)	55	Dwelling Units	32	24%	76%	8	24	34	62%	38%	21	13	66
ITE 712 - Small General Office	1	1,000 Sq. Ft. GFA	2	83%	17%	1	1	2	34%	66%	1	1	4
ITE 712 - Small General Office	1	1,000 Sq. Ft. GFA	2	83%	17%	1	1	2	34%	66%	1	1	4
Total trips: AM 52 PM 48			Total AM Peak			10	26	Total PM Peak			23	15	74
ALTERNATE DEVELOPMENT SCENARIO 1 / Convenience Store													
ITE 945 - Convenience Store / Gas Station	12	Vehicle Fueling Positions	239	51%	49%	122	117	230	50%	50%	115	115	469
Total trips: AM 239 PM 230			Total AM Peak			122	117	Total PM Peak			115	115	469
ALTERNATE DEVELOPMENT SCENARIO 2 / Shopping Center													
ITE 822 - Strip Retail Plaza*	50	1,000 Sq. Ft. GFA	196	55%	45%	108	88	284	50%	50%	142	142	480
Total trips: AM 196 PM 284			Total AM Peak			108	88	Total PM Peak			142	142	480
ALTERNATE DEVELOPMENT SCENARIO 3 / Gym													
ITE 492 - Health / Fitness Club	54	1,000 Sq. Ft. GFA	96	51%	49%	50	46	204	57%	43%	116	88	300
Total trips: AM 96 PM 204			Total AM Peak			50	46	Total PM Peak			116	88	300

Source: Lee Engineering LLC, Jonathon Kruse, PE, PTOE • September 30, 2026
Figures reproduced as supplied. Proposed AM/PM subtotal line requires correction. Totals combine AM + PM peak hours.

ALL THREE COMMERCIAL ALTERNATIVES ARE ALREADY PERMISSIVE UNDER C-1

Existing C-1 tract • Rio Rancho Code §154.24(B) • Subject to applicable site and development standards

Why this plan is a good fit for Rio Rancho



HOUSING CHOICE

55 homes: 26 one-bedroom + 29 two-bedroom
Adds housing options in a predominantly single-family setting.



PRODUCTIVE INFILL

A coordinated plan for a long-vacant commercial tract.
Uses an established street and utility setting.



NEIGHBORHOOD COMMERCIAL

1,851 SF of small-scale commercial space
Retains the site's commercial role; tenants subject to approved uses.



ACCOUNTABILITY

A specific SU site plan the City can review and regulate
Coordinated access, building placement, landscaping and development controls.



STAFF'S FINDINGS

Supports housing choice, walkability, infill and the Lomas Encantadas Master Plan.



CONCEPTUAL RENDERING



OUR PLANNING POSITION: THE HIGHEST AND BEST USE FOR THIS SITE

A thoughtfully planned, compatible mix of homes and neighborhood commercial space.

Local owners. A personal stake in Rio Rancho. A defined plan for accountability.

THE CITY ZONED THIS PROPERTY C-1 FOR A REASON. THIS PLAN FURTHERS THAT PURPOSE.

Rio Rancho Code of Ordinances §150.07 • Case 26-100-00005

ORDINANCE CRITERION	HOW THE REQUEST SATISFIES IT	STAFF FINDING
§150.07(D)(1) Public health, safety & welfare	Engineering and project data support a finding of no harm to public health, safety or welfare.	✓ SATISFIED
§150.07(D)(2) Sound justification & zoning stability	Furthers Rio Rancho's Comprehensive Plan, the housing initiative approved by the Governing Body, and all applicable adopted City policies.	✓ SATISFIED
§150.07(D)(3) Comprehensive & master plan consistency	Advances housing choice, infill and walkability; consistent with the Lomas Encantadas Master Plan.	✓ SATISFIED
§150.07(D)(4)(c) Public need & site-specific advantage	Coordinated infill addresses this constrained corner; retains commercial use and provides a compatible transition.	✓ SATISFIED
§150.07(E) Private economics cannot determine rezoning	Staff finds land cost is not a determining factor; the justification rests on public planning benefits.	✓ SATISFIED
§150.07(F) Road location alone is insufficient	Staff finds the intersection location is not the sole basis; coordinated mixed use supports the request.	✓ SATISFIED
§150.07(G) Spot-zone safeguards	Staff finds no spot zone: commercial uses remain and align with the adopted master plan.	✓ SATISFIED



Engineering. Documented site conditions. Measurable separation. Substantially lower trip generation.

EVERY APPLICABLE CRITERION: **SATISFIED**

Recommend approval with staff's findings and conditions.

PUBLIC ENGAGEMENT

Community meetings to hear concerns and provide requested information.

01

FIRST COMMUNITY MEETING

Held September 21, 2026, to hear concerns from area residents and discuss the proposal.

02

SECOND COMMUNITY MEETING

Held October 8, 2026, with a larger group as a follow-up to the original meeting. Presented additional information and exhibits requested at the first meeting.

03

DIRECT OUTREACH

We also invited those who had submitted letters of opposition by the time the meeting was scheduled.

04

CLARIFYING MISINFORMATION

Addressed misinformation circulating publicly and online, including fake drawings and inaccurate data. Clarified project information and answered residents' questions.



Listen • Clarify • Answer questions

DIRECT DIALOGUE. CLEAR INFORMATION. INFORMED DISCUSSION.

A coordinated plan. A clear request for approval.



PUBLIC WELFARE

Improved access and a coordinated site plan.



SOUND JUSTIFICATION & STABILITY

Retains the established C-1 use pattern with residential flexibility and added oversight.



PLAN CONSISTENCY

Housing choice, appropriate infill and neighborhood-scale mixed use support the Comprehensive Plan and Lomas Encantadas Master Plan.



SITE-SPECIFIC PUBLIC BENEFIT

Coordinated treatment of a constrained corner and adjoining land.

REQUESTED ACTION

Recommend approval

CASE 26-100-00005

to the Governing Body with the findings and conditions in the staff report.

We recognize the applicant's burden under the change-of-zone criteria.



STAFF FINDS THE APPLICATION MEETS THE APPLICABLE CRITERIA.

Thank you to the Board, City staff and neighbors for your consideration.