



CITY OF RIO RANCHO ORDINANCE

ORDINANCE NO.

ENACTMENT NO.

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, TRACT 5 FROM C-1: RETAIL**
4 **COMMERCIAL DISTRICT AND A PORTION OF LOMAS ENCANTADAS, TRACT 17-**
5 **A FROM PR: PARKS & RECREATION DISTRICT TO SU: SPECIAL USE DISTRICT**
6 **TO ALLOW FOR R-6: MULTI-FAMILY RESIDENTIAL AND C-1: RETAIL**
7 **COMMERCIAL USES, 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. 25-100-00016; and
18

19 **WHEREAS:** the City of Rio Rancho adopted the Lomas Encantadas Master Plan on
20 August 11, 2004, under Resolution No. 69, Enactment No. 04-068, and was
21 subsequently amended on February 12, 2020, under Resolution No. 11,
22 Enactment No. 20-009 and re-amended on May 22, 2025, under Resolution
23 No. 55, Enactment No. 25-054; and
24

25 **WHEREAS:** the City of Rio Rancho Planning and Zoning Board held a duly noticed
26 public hearing on September 22, 2026, regarding the proposed changes to
27 the Zoning Classification and Official Zoning Map and, following study and
28 consideration, has made findings (where applicable) whether or not the
29 criteria in R.O. 2003 Section 150.07 are satisfied, and made these
30 recommendations to the Governing Body regarding adoption of the
31 changes; and
32

33 **WHEREAS:** the Governing Body received an agenda briefing memorandum from the
34 Planning and Zoning Board, and such report indicates the Planning and
35 Zoning Board has studied and considered the proposed changes pursuant
36 to R.O. 2003 Section 150.07, and said report includes specific findings
37 related to the affected property; and
38

39 **WHEREAS:** a public hearing occurred, in accordance with procedures set forth in R.O.
40 2003 Section 150.07, and NMSA 1978 Section 3-21-6, on the proposed
41 zoning district and Official Zone Map changes hereinafter described were
42 duly advertised and held by the Governing Body of Rio Rancho on October
43 22, 2026 and the Governing Body heard interested parties and citizens for
44 and against the proposed amendments; and

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

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

12
13 **Section 1. Rezoning of Property and Change in Land Use.**
14

- 15 A. The Official Zone Map is hereby amended by assigning a zoning designation on
16 approximately 1.230 acres from C-1: Retail Commercial District to SU: Special Use
17 to allow for R-6: Multi-Family Residential and C-1: Retail Commercial Uses on the
18 lands legally described as:

19
20 Lomas Encantadas, Tract 5, filed in the office of the County Clerk of
21 Sandoval County New Mexico, Lomas Encantadas Tracts 1 thru 21, A thru
22 D and Parcels A thru J, A Vacation and Replat of Portions of Unity Twenty
23 including Unplatted Property Within Unit Twenty within Sections 22, 23, 25,
24 26, 27, 34 and 35, Township 13 North, Range 3 East, New Mexico Principal
25 Meridian City of Rio Rancho Sandoval County, New Mexico.

- 26
27 B. The Official Zone Map is hereby amended by assigning a zoning designation on
28 approximately 0.5603 acres from PR: Parks and Recreation District to SU: Special
29 Use to allow for R-6: Multi-Family Residential and C-1: Retail Commercial Uses on
30 the lands legally described as:

31
32 A CERTAIN PARCEL, BEING A PORTION OF TRACT NUMBERED
33 SEVENTEEN-A (17-A) OF LOMAS ENCANTADAS, SANDOVAL COUNTY, NEW
34 MEXICO, AS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN
35 THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW
36 MEXICO, ON JULY 30, 2025, IN VOLUME 3, FOLIO 5447 (RIO RANCHO
37 ESTATES PLAT BOOK NO. 36, PAGE 85-86.

38 SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND
39 BOUNDS AS FOLLOWS:

40 BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED
41 PARCEL, ALSO BEING THE SOUTHEAST CORNER OF TRACT 5, LOMAS
42 ENCANTADAS, POINT LYING ON THE NORTHERLY RIGHT OF WAY OF
43 CAMINO VENADA NE, MARKED BY A REBAR WITH CAP "LS 12649";

44 THENCE, LEAVING SAID RIGHT OF WAY, N 19°44'47" W, A DISTANCE OF
45 172.62 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED
46 PARCEL, POINT BEING A COMMON ANGLE POINT FOR TRACTS 5 AND 17-
47 A, MARKED BY A REBAR WITH CAP "LS 12649";

48 THENCE, S 88°55'48" E, A DISTANCE OF 147.26 FEET TO AN ANGLE POINT,
49 MARKED BY A REBAR WITH CAP "LS 18374";

50 THENCE, S 65°44'03" E, A DISTANCE OF 50.60 FEET TO AN ANGLE POINT,

1 MARKED BY A REBAR WITH CAP "LS 18374";
2 THENCE, S 19°44'47" E, A DISTANCE OF 98.26 FEET TO THE SOUTHEAST
3 CORNER OF THE HEREIN DESCRIBED PARCEL, POINT LYING ON THE
4 NORTHERLY RIGHT OF WAY OF CAMINO VENADA NE, MARKED BY A
5 REBAR WITH CAP "LS 18374";
6 THENCE, COINCIDING SAID RIGHT OF WAY THE FOLLOWING TWO
7 COURSES;
8 120.18 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 543.00
9 FEET, A DELTA OF 12°40'53" AND A CHORD BEARING S 76°33'31" W, A
10 DISTANCE OF 119.94 FEET TO A POINT OF TANGENCY, MARKED BY A
11 REBAR WITH CAP "LS 12649";
12 S 70°13'04" W, A DISTANCE OF 54.82 FEET TO THE POINT OF BEGINNING,
13 CONTAINING 0.5604 ACRES (24,410 Sq. Ft.).
14

15 **Section 2. Land Use, Conditions, Development Standards/Regulations and use**
16 **of PROPERTY:**
17

- 18 A. The properties identified in Section 1, above, are subject to all permissive and
19 conditional uses of the R-6: Multi-Family Residential District set forth in R.O. 2003
20 Section 154.13 and all permissive and conditional uses of the C-1: Retail
21 Commercial District set forth in R.O. 2003 Section 154.24 (as of the effective date
22 of this ordinance or as subsequently amended).
23
24 B. The properties identified in Section 1, above, are subject to all design standards
25 established by the attached Site Plan. Site Development shall conform to the
26 attached Site Plan, unless amended pursuant to the regulations and process set
27 forth in R.O. 2003 Section 154.43 SU: Special Use District (as of the effective date
28 of this ordinance or as subsequently amended).
29
30 C. The property identified in Section 1, above, is subject to all requirements of the
31 SU: Special Use District as set forth in R.O. 2003 Section 154.43 (as of the
32 effective date of this ordinance or as subsequently amended).
33
34 D. The approved Site Plan is included as Exhibit A.
35

36 **Section 3. Severability Clause.** If any section, paragraph, clause, or provision of
37 this Ordinance, or any section, paragraph, clause, or provision of any regulation
38 promulgated hereunder shall for any reason be held to be invalid, unlawful, or
39 enforceable, the invalidity, illegality, or unenforceability of such section, paragraph,
40 clause, or provision shall not affect the validity of the remaining portions of this
41 Ordinance or the regulation so challenged.
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43 **Section 4. Effective Date.** This Ordinance shall become effective ten days after
44 adoption.
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46 ADOPTED THIS _____ DAY OF _____, 2026.
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50 _____
Paul Wymer, Mayor

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ATTEST:

Noel C. Davis, City Clerk
(SEAL)