



**DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW
SHEET**

DATE: August 25, 2026

TO: (X) Development Services – Matt Geisel, David Serrano, Amy Rincon, Brian Babyak,
Patrick Kingsbury, Antoinette Ramos
(X) Fire and Rescue – Brian Johnson, Alex Bartra
(X) Police – Scott Pope
(X) SSCAFCA – Andy Edmondson, Sara Rassa
(X) Parks and Recreation - Dyane Sonier
(X) Rio Rancho Public Schools – Michael Baker
(X) MRCOG – Mark Bailon
(X) Ezee Fiber – John Muldrow

FROM: Development Services Department, Planning & Zoning Division

**RE: (8.25.26 Revisions) DSD #26-100-00005 – Zone Map Amendment / 3820 Camino
Encantadas NE**

The Applicant, PG Properties, LLC., through their agent, Modulus Architects & Land Use Planning, requests approval of a Zone Map Amendment from C-1: Retail Commercial District to SU: Special Use District for Mixed Use (Apartments & Commercial/Office) at the property legally described as Lomas Encantadas, Tract 5. The subject property is currently addressed as 3820 Camino Encantadas NE, Rio Rancho, NM 87144 and comprises approximately 1.32 acres. The Applicant is currently finalizing the purchase of an adjacent 0.5603-acre portion of land from the City to address access and off-street parking requirements. The Applicant has submitted a revised Site Plan incorporating the portion of City land being purchased.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Wednesday, September 2, 2026**. If redline comments are made on the plan, please also provide me with a copy. Please contact Tim Dvorak at 505-896-8361 or e-mail tdvorak@rrnm.gov if you have any questions or would like to review a hard copy at my office.

This item has been reviewed and is hereby:

- ☐ RECOMMENDED FOR APPROVAL
☐ RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
☒ RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

2021 IFC shall be referenced for Fire and Life Safety Code. Appendix D shall be referenced for Fire Apparatus Access Roads. A Fire hydrant shall be no more than 300 ft driving distance from the building for commercial and 500ft for residential. If the building is sprinklered, the Fire Hydrant shall be within 100ft driving distance from the FDC. IFC Table 705 must be followed for separation distance and fire wall requirements of exterior walls. A Fire 1 Plan shall be submitted to the Fire Marshals Office for Review and Approval prior to the full plan set submittal. A Fire 2 Plan shall be submitted for review and approval with the full plan set. Fire Alarm, Fire Sprinkler, Commercial Cooking Hood plans shall be submitted as separate deferred submittals.

Comments provided by FMO Captain Alejandro Bartra

Alejandro Bartra
Reviewer

8/26/26
Date



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Camino Encantadas entrance still does not meet required SAMM spacing of 275ft from Camino Venada
Refer to CORR Municipal Code Ch. 154.43(A)(3) for site plan requirements; site plan has no drainage
information

Patrick Kingsbury
Reviewer

9-1-26
Date



Mid-Region Metropolitan Planning Organization

Mid-Region Council of Governments

809 Copper Avenue NW

Albuquerque, New Mexico 87102

(505) 247-1750-tel. (505) 247-1753-fax

www.mrcog-nm.gov

TO: City of Rio Rancho Planning and Zoning Board
FR: Mark Bailon
RE: MRMPO Comments for PZB Cases Scheduled for **09/02/2026**

08/31/2026

The following staff comments relate to transportation systems planning within the Albuquerque Metropolitan Planning Area (AMPA). Principal guidance comes from the *2045 Metropolitan Transportation Plan (MTP)* and the maps therein; the *Intelligent Transportation Systems (ITS) Regional Architecture*; and the *Roadway Access Policies* of the Transportation Coordinating Committee (TCC) of the Metropolitan Transportation Board (MTB).

26-100-00005

MRMPO has no adverse comment. For informational purposes:

- Camino Encantadas is functionally classified as a Minor Arterial
- Camino Venada is functionally classified as a local road
- The proposed project area is within the Transit Demand Response Zone for Rio Metro Regional Transit District
- Both Camino Encantadas and Camino Venada have existing bike lanes identified in the Long-Range Bikeway System
- The subject property is located near 550 and 528, a designated regional center

Appendix D of the MTP recommends the following as it relates to the subject request:

- Combine land redevelopment with improvements to existing transportation facilities to better incorporate bicyclists and pedestrians.
- Require new residential subdivisions to include sidewalk infrastructure and safe pedestrian and active transportation routes, particularly to bus stops and schools.
- Encourage a mix of land uses (retail, housing, entertainment, etc.) and multimodal facilities in appropriate locations to encourage shorter and more active trips.
- Adopt/update the parking management strategies to decrease parking requirements in activity centers and redevelopment areas and increase parking costs in high demand locations.
- Promote fiscally responsible growth patterns and transportation investments that provide the most benefits for the money spent.
- Promote a healthy jobs housing balance west of the river to shorten commute times and reduce trips across the river.

If you have any questions please feel free to contact me by e-mail at mbailon@mrcog-nm.gov.



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ZMA based on Site Plan provided – The current request is related to the approval of the parking allocation. PRCS has no comments regarding parking space counts.

The site plan calls out a property line and a setback line but does not show the recorded 10' encroachment easement into the subject property to the City for the purpose of protecting and maintaining the public park, this should be considered in the overall site layout.

Municipal Code Chapter 154.60 Section E Landscaping (2) For Multifamily dwellings: When preparing final site plan and construction plan sets, follow the appropriate zoning ordinance requirements for zone landscaping, and include all required information (% cover – table of required and provided landscape areas, species selection/name, quantities, size at installation, placement). Ensure adequate handicap parking spaces are provided and identified (with necessary construction details where appropriate) on your Site Plan and Construction Plans. Verify that handicap parking spaces are designed and constructed as ADA compliant – with no slope (run, cross slope, etc.) within the handicap parking space and aisle – greater than 2.083% in any given direction. For the accessible aisle between the handicap parking spaces, follow the NM Statute which requires that the striped area meet the requirements set out in NMSA 66-1- 4.1.B] and that 1' high letters that are at least 2" thick stating NO PARKING are stenciled in the aisle. Please reference the Parking Lot Checklist provided by the NM Governor's Commission on Disability for parking space and sign requirements found at: <http://gcd.state.nm.us/wp-content/uploads/2018/11/2015-NM-Accessible-Parking-FINAL2.pdf>. Page 7 of this checklist clearly shows the type and color/s of handicap parking signs to be installed, as well as the language required per State Statute. Irrigation backflow preventer will need to be registered and tested per ordinance 54.0.

PRCS defers to DSD for any additional recommendations or requirements, and for any approvals.

Dyane N. Sonier

Reviewer

09/04/2026

Date