# I.5 PLANNING – RIO RANCHO'S FUTURE

The goals of the City's Land Use Plan(s) are to provide a general pattern for the location, distribution and character of the future land uses within Rio Rancho's planning jurisdiction. Rio Rancho's land use plans follow a general hierarchical structure with the Vision 2020 plan as the primary or first-level plan that supersedes all other Plans. All other planning documents must be consistent with the Vision 2020. The types of land use plans utilized by the City of Rio Rancho are described below:

DRC Meeting Required if Amended

- Vision 2020-Integrated Comprehensive Plan

The City's comprehensive plan provides a general, broad overview of the physical development of the community. The Plan reviews past development patterns which have led directly to present conditions. Secondly, the Plan provides a long range, futuristic view of how the city should develop or redevelop. In this respect, the Plan examines past trends and utilizes various analytical planning techniques to determine desired future scenarios. The Comprehensive Plan depicts where the City has been, where it is presently, where it wants to go, and how it plans to get there.

The Vision 2020 plan is a planning tool used to direct the City's current and future growth and development. Vision 2020 consists of eight fundamental principles or areas of concern related to future development of the community: Land Use – Fiscal Analysis, Urban Design, Transportation & Circulation, Infrastructure & Capital Facilities, Environmental Sustainability, Housing, Community Services & Public Facilities, and Economic Development.

DRC Meeting Required

- System and Facility Plans

Rio Rancho's system and facility plans address a singular function such as infrastructure systems or community facilities, (e.g., Parks and Recreation Master Plan). System and Facility Plans are typically created by the respective City Department responsible for city-wide community facilities or by Utility companies representing their specific infrastructure systems.

DRC Meeting Required

- Large Scale Area Plans

These plans encompass large geographic areas of the city providing a higher degree of detail than that which is covered by the Vision 2020. Area plans establish planning criteria and land use goals specific to the physical development consistent with the Principles and Policies of the Vision 2020. Area plans are primarily created by the City due to the high number of properties and owners involved.

DRC Meeting Required

- Master Plans

Master Plans are prepared by either the City or private sector and submitted to the City for review and approval. Master Plans address the Principles and Policies of the Vision 2020, but specific to a defined area within the City; at least 20 acres but usually more than 100 acres.

DRC Meeting Required

- Specific Area and Corridor Plans

Specific Area and Corridor Plans cover a smaller geographic area of the City such as a neighborhood, a mixed use activity center, or a transportation corridor, and often comprise less than 100 acres in area. Specific Area Plans and Corridor Plans often address specific issues such as architectural control, design guidelines, buffering and transportation access elements. Specific Area and Corridor Plans are usually created by the City to address specific issues as noted above. Occasionally, they are prepared by the private sector for a specific development project.

DRC Meeting Required

- Project Specific Site Plans

The site development plan specifies the present characteristics of a particular parcel of land and its surroundings and describes intended activities and their potential impact on the community. The terms “site plan” and “site development plan” are interchangeable.

Site development plans have two functions. First, they illustrate the intended design, arrangement and uses of the land to be improved. Second, they describe the proposal’s physical, social and economic effects on the City.

Information on factors such as the following may be the subject of concern in the site development review process: means of access, parking, landscaping, buffers, architectural features, and location of structures, impact on adjacent land uses and other elements related to the health, safety and general welfare of the community.

DRC Meeting Required for Amendments

# Plan Amendments

New Mexico state law allows the City to amend, extend or add to any adopted land use plan. A Plan Amendment permits for changes to be made to an existing land use plan and/or its future land use map after they have both been adopted. All changes to the City’s adopted land use plan(s) that are inconsistent with the plan’s future land use map will require a plan amendment.

Applications regarding Plan Amendments can be submitted by the owner of the subject property or City staff.

Any proposed Plan Amendment will be reviewed and acted on at two public hearings. First to be acted upon by the Planning and Zoning Board to reach a recommendation to be forwarded to the Governing Body for a final decision. At a public hearing, the Planning and Zoning Board reviews and evaluates City staff’s recommendation and public input and then sends its recommendation to the Governing Body. The Governing Body makes the final determination of whether the plan amendment will be approved.

**CITY OF RIO RANCHO NEW MEXICO – DEVELOPMENT SERVICES DEPARTMENT**

# Plan Amendment Process Flow Chart

✓ DRC Meeting Required

NOTE: Complete Application Reduces Processing Time & Business day timeline begins after DRC Meeting & comments have been addressed

BUSINESS DAYS

**DAY ONE** — Application Submitted

Application Routed for Review, Analysis and Comments

**10 DAYS**

PZB Hearing is Scheduled

**20 DAYS**

Legal Notice & Property Owner Notification

**30 DAYS**

PZB Hearing and GB Recommendation

BUSINESS DAYS

GB Hearing

The Planning and Zoning Board's decision is based on findings regarding the plan's consistency with the Vision 2020.

Adoption of a plan amendment by the Governing Body is by resolution. Any accompanying regulations are adopted by ordinance.