

CITY OF RIO RANCHO ORDINANCE

ORDINANCE NO. 08-xx

ENACTMENT NO. 08-xx

AN ORDINANCE AMENDING THE ZONING DESIGNATION OF CERTAIN PROPERTIES WITHIN THE BOUNDARIES OF THE SIERRA VISTA SPECIFIC AREA PLAN.

Section 1. Corridor Overlay Zone.

A. Purpose: The Corridor Overlay Zone authorized under Section 154.42 shall apply as an overlay zone for access, floodplain, future rights-of-way protection, prohibited use, and design standards on the following described properties and shall be denoted on the official zoning map by the notation "COZ" in conjunction with the notation for the underlying zoning district in Unit 13:

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- 14 o Block 2, Lots 1, 7-17
- 15 o Blocks 3-5, 1, 7-10, Lots 7-28, 34
- 16 o Block 5, Lots 1, 4-6, 34
- 17 o Block 6, Lots 1-34
- 18 o Blocks 7-10, Lots 1, 34
- 19 o Block 11, Lots 18-34
- 20 o Block 12, Lots 1-41, 42, 76-82
- 21 o Block 13, Lots 1-7, 41, 42, 76-82
- 22 o Block 14, Lots 1-7, 41, 42, 76-82
- 23 o Block 15, Lots, 1-7, 41, 42, 76-82
- 24 o Block 16, Lots 1-7, 37-47, 74-80
- 25 o Block 17, Lots 4-9, 14, 15, 26, 27, 'Park'
- 26 o Block 18, Lots 1-13, 21-40
- 27 o Block 19, Lots 1-21
- 28 o Block 20, Lots 10-11
- 29 o Block 21, Lot 20
- 30 o Block 24, Lots 1, 3-5, 72-75
- 31 o Block 25, Lots 1, 74
- 32 o Block 26, Lots 1, 26
- 33 o Block 27, Lots 15, 20-30, 'Park'
- 34 o Block 28, Lots 1-28
- 35 o Block 29, Lots 4-13, 19, 20, 41-49, 52-58, 67-80
- 36 o Block 30, Lots 1-4, 19-22
- 37 o Block 31, Lots 1-13
- 38 o Block 32, Lots 1-5, 54-59
- 39 o Block 36, Lots 1-15, 28-29
- 40 o Block 37, Lots 1-4, 15-30
- 41 o Block 41, Lots 6, 25-30
- 42 o Block B, Lots 1-32
- 43 o Block C, Lots 1-60
- 44 Block O, Lots 1-53
- 45 o Block AA, Lots 18-21
- 46 o Block BB, Lot 32
- 47 o Block CC, Lots 1-34, 53, 55-60
- 48 o Block FF, Lots 1-11
- 49 o Block GG, Lots 1-23
- 50 Block HH, Lots 1-10
- 51 o Block KK, Lots 5-53
- 52 o Block OO, Lots 1-10
- 53 o Block PP, Lots 1-5
- 54 o Block QQ, Lots 1-21
- 55 o Block RR, Lots 1-19.

B. Design Standards

The following additional standards are required for commercial, office, light manufacturing, and multi-family development in the overlay zone:

- Parking Islands a minimum 36 square feet in area.
- Courtyards, plazas, and public spaces may count towards the landscaping requirement.
- Perimeter walls shall be set back 10 ft. from the adjacent sidewalk with landscaped areas between the wall and sidewalk.
- On-street parking will be allowed along collector streets in the Neighborhood Center.
- Bike racks providing spaces for 10% of total parking requirement are required for all multi-family, office, and commercial development.
 - Properties located in a floodplain cannot be rezoned until it is demonstrated by engineering studies they can be removed from the floodplain.

C. Prohibited Uses

The following uses shall be prohibited if zoned C-2 Wholesale and Warehouse Commercial District and M-1 Light Manufacturing District in the corridor overlay zone:

- Concrete Batch Plant
- Automobile Dismantling, Salvaging and Wrecking Yard
 - Outdoor storage of equipment, machinery, vehicles and materials except enclosed by a 6 ft. high solid wall.

D. Minimum Development Area

Properties zoned C-2 Wholesale and Warehouse Commercial District and M-1 Light Manufacturing District shall be comprised of a minimum area of 2 acres before development may occur.

E. Access Management

As specified in Section 154.42, Corridor Overlay Zone.

F. Future Right-of-Way Protection

Setbacks to allow for future right-of-way on collector and arterial streets, except where City owned property, may be substituted. This requirement applies to residential as well as commercial properties as follows:

- Collector street setback 34 ft. from centerline plus zoning district setback
- Minor arterial street setback 53 ft. from centerline plus zoning district setback
- Principal arterial street setback 78 ft. from centerline plus zoning district setback.

Section 2. Zone Map Amendment:

A. Purpose: To change the zoning designation from TZ Transitional Zoning to CMU Commercial Mixed Use District, to C-1 Retail Commercial District, C-2 Wholesale and Warehouse District, O-2 Office District, and M-1 Light Manufacturing District for properties legally described in Unit 13 as follows:

- M-1 Light Industrial District:
- o Block 2, Lots 10-17
- o Blocks 3-10, Lots 10-25
- o Block 11, Lots 18-25.

- O-2 Office District:
- o Blocks 5-6, Lots 7-9, 26-28
- o Blocks 9-10, Lots 7-9, 26-28
- o Block 29, Lot 48-49, 52-55, 67-76
- o Block PP, Lots 1-4.

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                C-1 Retail Commercial District:
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                Block 6, Lots 1-6, 29-34
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                Block 18, Lots 21-27
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                Block 19, Lots 14-20
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                Block 27, Lots 15, 20
 6
                Block 29, Lots 41-47
 7
                Block 36, Lots 1-2, 28-29
 8
                Block 37, Lots 1-4, 27-30
 9
                Block 41, Lots 6, 25-30
10
                Block RR, Lots 1-19 (if consolidated).
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                C-2 Wholesale Warehouse Commercial District:
                Block 11, Lots 31-34
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                Block 12, Lots 1-7, 76-82
14
                Block 13, Lots 1-7, 76-82
15
                Block 15, Lots, 1-7, 76-82
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                Block 16, Lots 1-7, 74-80
17
18
                Block 29, Lots 56-58
19
                Block B, Lots 1-32
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                Block O, Lots 1-24
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                Block GG, Lots 1-23
21
                Block HH, Lots 1-10
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                Block KK, Lots 5-24, 41-53
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                Block QQ, Lots 1-21.
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                CMU Commercial Mixed Use District:
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                Block 16, Lots 36-47
                Block 17, Lots 4-6
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                Block C, Lots 1-6
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                Block C, Lots 27-60
31
                Block AA, Lots 18-21
                Block CC, Lots 1-34, 55-60
32
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                Block FF, Lots 1-11
                Block OO, Lots 1-10
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             o Block RR, Lot 19.
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      B. Land Use
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- 1. Permitted and conditional uses in the CMU Commercial Mixed Use District
- 2. Permitted and conditional uses in the C-1 Retail Commercial District
- 3. Permitted and conditional uses in the C-2 Wholesale and Warehouse Commercial District (except for Section 1-C)
 - 4. Permitted and conditional uses in the O-2 Office District
- 5. Permitted and conditional uses in the M-1 Light Manufacturing District (except for Section 1-C)

C. Design Standards:

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Floodplain, landscaping, signage, and architectural design standards shall be as specified in the Sierra Vista Specific Area Plan.

D. Access Standards:

Access standards shall be as specified in the Sierra Vista Specific Area Plan.

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EXHIBIT I

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| not affect t | the validity of | the remaining | portions of t | this Ordinar | nce or the r | egulation so |
| challenged. | | | | | | |
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| Section 6. | Effective D | ate. This Ord | dinance shall | take effect | in accordan | ce with New |
| Mexico State | e Statute guide | lines and City C | ode. | | | |
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| APPROVED | THIS | _DAY OF | | 08. | | |
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