

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 PASEO GATEWAY WEST 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 21:

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- Blocks 2, 5, 8, 11, 13, 14, 18, 19, 20
- 15 Block 24 (Lots 1-39) 16
 - Block 25
- 17 Block 26 (Lots 1, 20)
- 18 Block 27 (Lots 1, 19)
 - Block 28 (Lots 1, 18)
- 20 Block 29 (11, 12)
- Block 31 (Lots 4-22, 39-41) 21
 - Block 32 (Lots 20-36)
 - Block 33 (Lots 25, 26)
 - Block 34 (Lots 25, 26)
 - Block 35 (Lot 25).

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B. Design Standards

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

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- 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.

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C. Access Management

As specified in Section 154.42, Corridor Overlay Zone.

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D. 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.

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Section 2. Zone Map Amendment:

- 53 A. Purpose: To change the zoning designation from TZ Transitional Zoning to CMU
- 54 Commercial Mixed Use District, to C-1 Retail Commercial District, O-2 Office District for 55 properties legally described in Unit 21 as follows:

- Blocks 2 (Lots 12-21) and 5 (Lots 8-21): C-1 Retail Commercial District
- Blocks 8 (Lots 11-24), Block 11 (Lots 7-20), Block 19 (Lots 2-29), Tract AA:
 O-2 Office District
 - Blocks 14 (Lots 1-8, 9-25), Tracts B and BB and Block 18 (Lots 10-20, 21-31), Tract A:
 C-1 Retail Commercial
 - Blocks 13 (Lots 1-12, 31-40), Tract AA, Block 20, Block 24 (lots 1-6), and Block 25:
 CMU Commercial Mixed Use District

B. Land Use

- 1. Permitted and conditional uses in the CMU Commercial Mixed Use District
- 11 2. Permitted and conditional uses in the C-1 Retail Commercial District
 - 3. Permitted and conditional uses in the 0-2 Office District

C. Design Standards:

Floodplain, landscaping, signage, and architectural design standards shall be as specified in the *Paseo Gateway West Specific Area Plan*.

D. Access Standards:

Access standards shall be as specified in the Paseo Gateway West Specific Area Plan.

Section 5. Severability Clause. If any section, paragraph, clause, or provision of this Ordinance, or any section, paragraph, clause, or provision of any regulation promulgated hereunder shall for any reason be held to be invalid, unlawful, or unenforceable, the invalidity, illegality, or unenforceability of such section, paragraph, clause, or provision shall not affect the validity of the remaining portions of this Ordinance or the regulation so challenged.

Section 6. Effective Date. This Ordinance shall take effect in accordance with New Mexico State Statute guidelines and City Code.

APPROVED THISDAY OF	F, 2008.
	Thomas E. Swisstack, Mayor
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	Date
ATTEST:	
Roman Montoya, City Clerk	
(SEAL)	