

9.0 Glossary of Acronyms & Terms

GLOSSARY OF ACRONYMS

ADA	American Disability Act	ICP	Integrated Comprehensive Plan
AFV	Alternative Fuels Vehicle	IRB	Industrial Revenue Bonds
AWDT	Average Weekday Daily Traffic	ITS	Intelligent Transportation System
BBER	Bureau of Business and Economic Research	KRRB	Keep Rio Rancho Beautiful
		kV	Kilovolt
CDBG	Community Development Block Grant	LIHTC	Low Income Housing Tax Credit
cfs	Cubic Feet per Second	LOS	Level of Service
CIP	Capital Improvements Plan	LRSSM	Long Range Roadway System Map
CIPCAC	Capital Improvements Plan Citizen's Advisory Committee	LUDC	Land Use Development Code
CLEC	Competitive Local Exchange Carriers	MFD	Multi Family Dwelling
CNG	Compressed Natural Gas	MRGCOG	Middle Rio Grande Council of Governments
CO	Carbon Monoxide	MSA	Metropolitan Statistical Area
DEC	Development Evaluation Criteria	MTP	Metropolitan Transportation Plan
DFA	Department of Finance and Administration	MW	Megawatt
DPS	Department of Public Safety	NAAQS	National Ambient Air Quality Standards
EMBP	Emergency Management Basic Plan	NAU	National American University
EOC	Emergency Operations Center	NMHU	New Mexico Highlands University
EPA	Environmental Protection Agency	NMSH&TD	New Mexico State Highway and Transportation Department
ETZ	Extra-Territorial Zone	O & M	Operations and Maintenance
FAABS	Future Albuquerque Area Bikeways and Streets	PEG	Public Access, Education, and Government
FAR	Floor to Area Ratio	PID	Public Improvement District
FEMA	Federal Emergency Management Agency	PLOS	Peak Level of Service
FHWA	Federal Highway Administration	PNM	Public Service Company of New Mexico
FIA	Fiscal Impact Analysis	PRC	Public Regulatory Commission
FY	Fiscal Year	RAS	Return Activated Sludge
GO	General Obligation	ROW	Right of Way
gpd	Gallons per Day	RREDC	Rio Rancho Economic Development Corporation
GRT	Gross Receipts Tax	RRPS	Rio Rancho Public Schools
GVP	Gateway Vicinity Plan	RTA	Regional Transit Authority
HCC	High Capacity Corridor	SAD	Special Assessment District
HOV	High Occupancy Vehicle	SCADA	Sensory Control and Data Acquisition
HUD	Housing and Urban Development	SCPEA	Standard City Planning Enabling Act
ICIP	Infrastructure Capital Improvements Plan		

SEO	State Engineer's Office	TIA	Traffic Impact Analysis
SFD	Single Family Dwelling	TIF	Tax Increment Financing
SFE	Single Family Equivalent	TIP	Transportation Improvement Plan
SPDD	State Planning and Development District	T-VI	Technical-Vocational Institute
SSCAFCA	Southern Sandoval County Arroyo Flood Control Authority	UNM	University of New Mexico
STE	Severn Trent Environmental	VHT	Vehicle Hours Traveled
STIP	State Transportation Improvement Program	VMT	Vehicle Miles Traveled
SU	Special Use	WWTP	Wastewater Treatment Plant
TCU	Transportation, Communications and Utilities	ZOD	Zoning Overlay District
TDR	Transfer of Development Rights		

GLOSSARY OF TERMS

Activity Center – A collection of land uses that attracts residents and visitors for multiple purposes that may include: shopping, employment, culture, education, housing, government services, recreation and entertainment.

Affordable Housing - Dwellings for sale or rent at a price that is within the financial means of local residents. A standard measure of affordability is a monthly shelter cost that does not exceed thirty percent (30%) of a community's median household income.

Alternative Fuels Vehicle – Vehicle powered by an alternative fuel source, such as compressed natural gas (CNG), or an alternative propulsion system, such as a gasoline-electric hybrid engine or a dedicated electric engine. The purpose of AFV's is to reduce vehicle emissions and conserve energy.

Annexation – To add additional territory into Rio Rancho's jurisdiction thereby changing the boundaries of the community.

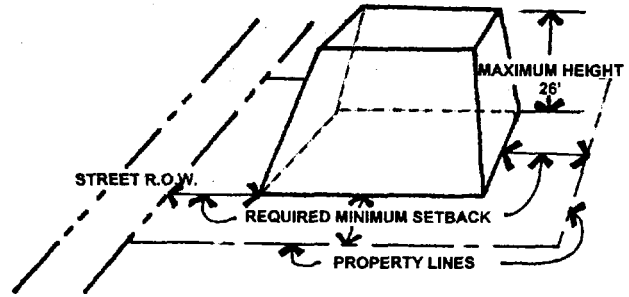
Antiquated Subdivision – Generally, the division of a large parcel of land into many small parcels utilizing a method of subdividing land, popular in the 50's and 60's. These subdivisions typically do not provide the necessary infrastructure required to support the development of the site. Antiquated Subdivision is synonymous with Bulk Land Subdivision.

Arterial Street – A street having the primary purpose of carrying large volumes of traffic and does not usually provide direct access to individual properties. Arterials are designed to provide cross-city travel.

Bosque – Vegetated areas generally located along the banks of rivers (riparian habitat).

Buffer - Separation spaces of open spaces, landscaped areas, fences, walls, berms, or any combination thereof used to physically separate or screen one use or property from another so as to visually shield or block noise, lights, or other nuisances.

Building Envelope – The three dimensional space within which a structure is permitted to be built on a lot and that is defined by maximum height regulations, minimum yard setbacks, and sky exposure plane regulations when applicable.



BUILDING ENVELOPE

Bulk Land Subdivision – See *Antiquated Subdivision*.

Census Block – The smallest geographic area used by the Census Bureau to collect and tabulate decennial census information.

Cluster Development – A subdivision comprised predominantly of single-family residences grouped together to utilize common open space to preserve steep slopes, arroyo floodplains, and other environmentally sensitive areas.

Collector Street – A street that collects traffic from local streets and provides connections to arterial streets.

Cost Benefit Analysis – A projection of the direct, current, public costs and revenues associated with residential and nonresidential growth within or affecting the City of Rio Rancho.

Density – The measure of families, individuals, dwelling units, households, or housing structures per unit of land, i.e., number of dwelling units per acre.

Development Agreement – An agreement between a developer and the City of Rio Rancho that defines the responsibilities of each party for providing necessary infrastructure in the form of either actual improvements or impact fees.

Economic Base Development - An enterprise that exports 60% or more of its products or services outside of the State of New Mexico and brings outside income into the state, as opposed to retail or service enterprises that serve local businesses and residents.

Economies of Scale - Savings achieved by spreading capital investment, operations and maintenance costs among larger numbers of persons or properties served thereby reducing the unit cost to each.

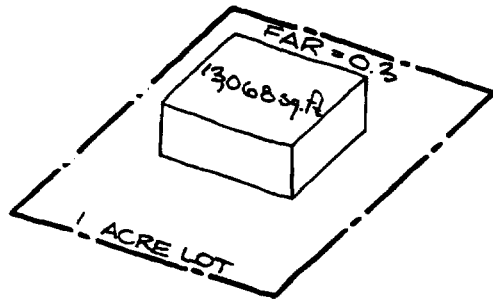
Eminent Domain – The authority to acquire or take, or to authorize the taking of, private property for public use or public purpose.

Enterprise Funds – A fund established to account for operations financed and operated in a manner similar to private business enterprises (water, gas, electric utilities, airports, transit systems).

Environmental Costs - Detrimental effects of certain development methods that produce negative impacts on natural resources such as water, air and land. Use of septic tanks instead of a comprehensive wastewater treatment system, for example, creates potential degradation of soil and water quality.

Extra-Territorial Zone – Pursuant to New Mexico statutes, this zone is a joint land use planning tool for use in areas outside incorporated city limits for cities and counties to jointly regulate land uses.

Fiscal Impact Analysis – See Cost Benefit Analysis



Floor Area Ratio (FAR) - The ratio of floor space to the total build able area of a commercial property that can be developed under its zoning classification, which takes into consideration the amount of property that must be set aside for easements, right of way, landscaping, and parking.

$$\text{FAR} = \frac{\text{TOTAL BUILDING FLOOR AREA}}{\text{TOTAL LOT AREA}}$$

MAXIMUM FLOOR AREA FOR A FAR OF 0.3 = 13,068 sq. ft.

Franchise Agreement – A document outlining the terms of a contract to allow a franchise the right or authority to provide specific goods or services to a defined geographic area. These agreements are most commonly applied to utility service.

Franchise Fee – A fee paid to a jurisdiction for the right or authority to provide specific goods or services to a defined geographic area. These fees are typically applied to utility companies that provide services in Rio Rancho.

Fringe - The area of transition between two different dominant land uses or other recognizable characteristics, including social, economic, or cultural.

Gateway - Land development at the entry point to the City of Rio Rancho that is planned and designed primarily to encourage the generation of gross receipts taxes (See *Gateway Vicinity Plan*). A gateway may also be a physical, architectural structure or amenity located at the entrance to the City.

General Obligation Bonds (GO Bonds) - Borrowing against the municipality's credit to pay for improvement projects. The City is limited by State law on the amount of debt that may be incurred.

Gross Leasable Area (GLA) - The total floor area of a commercial or industrial structure, measured in square feet, for which a tenant pays rent.

Gross Receipts Tax (GRT) - Taxes on sales transactions collected by businesses and remitted to the State of New Mexico, a portion of which is returned to local governments. Typically, a municipality's share of GRT is the largest single source of its revenue.

Growth Node - Master planned development area under single or unified management for phased, self-sustaining development that includes an appropriately scaled Activity Center serving residential development at Vision 2020-ICP indicated average densities.

Growth Scenario – The result of the visioning process in which the participants define the future direction and shape of the community.

Gateway Vicinity Plan – A type of level 5 Specific Area Plan which consists of a high density, mixed use center located on the arterial or highway system at the City's edge or at community centers for the purpose of developing retail and commercial opportunities and increasing gross receipts tax revenues.

Impact Fees - Charges assessed, under New Mexico statutes, to new development representing the "fair share" cost to provide designated types of infrastructure improvements or services.

Infill - Development of vacant lands in predominantly built-up portions of Rio Rancho or redevelopment of properties that are underutilized so as to make the most efficient use of existing infrastructure and attain higher financial return from real estate.

Infrastructure Life Cycle Costing - The calculation of the long-term maintenance, rehabilitation, and replacement costs of infrastructure, including developer dedicated infrastructure, over a 30 to 40 year period, which is programmed in future capital improvements programs.

Land Banking - acquiring and assembling land for future planned development or reservation as open space.

Land Use Ratio – The proportional relationship between land use types.

Linear Open Space - corridors often containing trails/pathways that serve as connections among neighborhoods, parks, activity centers and destinations such as schools, shopping or work places. The Parks and Recreation Master Plan shows this type of linkage for a continuous system of public access lands which incorporates natural features such as arroyos.

Manufactured Housing - A manufactured home or modular home that is a single-family dwelling with a heated area of at least thirty-six by twenty-four feet and at least eight hundred sixty-four square feet, constructed in a factory to the standards of the United States Department of Housing and Urban Development, the National Manufactured Housing Act (Chapter 60, Article 14 NMSA 1978) and with the regulations made pursuant thereto relating to ground level installation and ground anchors.

Master Plan - A comprehensive plan of development for a large tract of land (such as a growth node, activity center or PUD) that includes intended land use, street patterns, development timing and functional plans for open space, utilities, drainage and the interrelationship between the development and the Vision 2020-ICP Principles.

Mill Levy – A term used in matters of taxation of a property's assessed value. One mill equals one-tenth of a cent.

Mixed-Use - A combination of integrated, complimentary uses such as, but not limited to, residential, public facilities, shopping, employment, entertainment, educational institutions and open space.

Mobile Home - A movable or portable housing structure larger than forty feet in length, eight feet in width or eleven feet in overall height, designed for and occupied by no more than one family for living and sleeping purposes but does not include structures built to the standards of any municipal building code and other technical codes

Multi-Family - Residential structures containing several attached dwelling units. Apartments, condominiums, congregate care facilities, as well as common wall townhouses or patio homes. Housing densities for these dwellings may range from 6-12 units per acre for single-story residence buildings, up to twenty or more units per acre for "garden" or mid-rise structures.

Neighborhood Association – A voluntary organization that is comprised of residents through their own initiative to address issues and concerns.

Open Space – Any parcel or area of land or water essentially unimproved and set aside, dedicated, designated, or reserved for public or private use or enjoyment or for the use and enjoyment of owners, occupants, and their guests of land adjoining or neighboring such open space.

Ordinance – A law or regulation adopted and enforced by a municipality.

Planning Leases - Negotiated, exclusive rights to prepare a plan of development for the future use of State Land. Upon completion of the Plan and its approval by the State Land Department, the land is offered for sale or lease by competitive bid, with the lessee entitled to compensation for planning costs incurred.

Preferred Alternative - The future growth scenario selected and refined by the Vision 2020-ICP process participants that emphasized patterns of development with mixed land uses and densities. The concept is characterized by growth nodes for new development, but, also includes infill opportunities.

Premature Platting – The subdivision of land without providing adequate services and utility infrastructure.

Public Facilities – Facilities operated by a municipality including parks, trails, paths, and other recreational areas and open spaces, schools and other public buildings and places where the public is directly or indirectly invited to visit or permitted to congregate.

Public Improvement District – A tax levying district that can be created by petition of the property owners or developers for the purpose of financing and constructing a wide range of public improvements funded by bonds, property taxes and special levies.

The primary differences between a public improvement district (PID) and a special assessment district (SAD) are twofold.

First, the PID creates a government within a government by setting up the PID Board of Directors for the purpose of administering the proposed capital improvements within the district, while the SAD remains under the direction of the City government. (Note that the Governing Body of the municipality can serve as the PID Board).

Second, the PID Board can employ G.O. bonds as a financing mechanism for the proposed capital improvements after holding a bond election within the district, based on the bonding capacity of the PID. G.O. bonds for the PID are issued independently of the municipality or county and do not affect the bonding capacity of these governments. The SAD does not have this financing option, but it can use revenue bonds to finance improvements with the approval of the Governing Body.

Quality of Life – The degree of excellence that a person perceives that they have obtained in life including the caliber of life style afforded to them by the community they live in.

Revenue Bonds - Bonded indebtedness that is guaranteed paid off by income generated by a specific municipal activity.

Scenario - A conceptual illustrated rendering of possible land use patterns that might result from the adoption of particular construction styles or themes, residential densities, environmental policies, transportation system, activity location and related planning factors.

Section 8 housing – A rental voucher and rental certificate program under federal programs for assisting very low-income families, the elderly, and disabled to rent decent, safe and sanitary housing in the private market.

Single Family Dwelling – A dwelling located on an individual lot that is not attached to any other dwelling.

Special Assessment District - A SAD is a tax levying district that can be created by petition of the property owners or by the Governing Body for the purpose of financing and constructing a wide range of public improvements funded by bonds, property taxes and special levies assessed on the real property inside the district. See PID definition for differentiation from SAD.

Special Funds – A budget fund used to account for the proceeds of specific revenue sources that are legally restricted to expenditure for specified purposes.

Sprawl – scattered development, usually a single, low density use in an incremental, undifferentiated manner that utilizes a comparatively high proportion of available land resource.

Strip Commercial Development – Commercial or retail uses, usually one-story high and one store deep, with frontage onto an arterial.

Subdivision – The division of a lot, tract, or parcel of land into two or more lots, tracts, parcels, or other divisions of land for sale, development, or lease.

Traffic Impact Analysis – A report analyzing anticipated roadway conditions associated with proposed development.

Transfer of Development Rights (TDRs) - TDRs increase the allowable level of development in a designated area by taking the development rights (i.e. one dwelling unit per acre) from a “sending” site and applying it to the designated “receiving” site. TDRs would require state enabling legislation.

Urban Area – A highly developed area that includes, or is appurtenant to, a central city or place and contains a variety of industrial, commercial, residential, and cultural uses.

Urban Boundary – A defined region for municipal growth, beyond which service systems would be provided on an individual property basis (i.e., private wells, septic tanks). Such designation may simply be a policy guide; or, if formally adopted by a municipal governing body, may regulate timing, cost and/or extent of peripheral area development.

Vision Statement – A written statement about Rio Rancho’s goals for the long term future. Those goals, generally a reflection of the thoughts of a broad spectrum of the community, are intended to be used by policy-makers, local elected officials, and local government staff to guide long range policy.

Water Rights – A property owner right to use surface or underground water from their property.

Xeriscaping – A form of landscaping incorporating the use of native, drought and semi-drought tolerant plants, and efficient irrigation utilizing drip and microspray systems.

Zoning – The delineation of districts and the establishment of regulations governing the use, placement, spacing, and size of land and buildings

Zoning Overlay District (ZOD) - A special zoning designation included in the zoning ordinance as a district or overlay to encourage flexible, comprehensive land planning to a growth node or an activity center that provides density bonus incentives for mixed-use development.