



City of Rio Communities Planning and Zoning Meeting
City Council Chambers - 360 Rio Communities Blvd
Rio Communities, NM 87002
Thursday, April 18, 2024 4:00 PM
Agenda

Please silence all electronic devices.

Call to Order

Pledge of Allegiance

Roll Call

Approval of Agenda

Approval of Minutes Regular Business Meeting March 7, 2024

Public Comment: If you wish to speak during the public comment session, the Commission will allow each member of the public three (3) minutes to address the Council. Both the public and Commission will follow rules of decorum. Please state your name and where you live. The public shall direct comments to the Chair. Comment(s) will not be disruptive or derogatory

Public Forum

Motion and roll call vote to recess Planning and Zoning Meeting session and to go into Public Forum

Consideration of Scorpio Farms application for Special Use Permit for Cannabis Retail and Merchandise

Motion and roll call vote to go back into Planning and Zoning Meeting session

Actions Items

- 1. Discussion, Consideration, and Decision – Scorpio Farms Special Use Permit (recommendation to move to Council)**
- 2. Discussion, Consideration, and Decision – Changing Planning & Zoning Meeting Times**

General Commission Discussion/Future Agenda Items

- 3. Update on the Zoning Task Force**

Adjourn

Please join us from the comfort and safety of your own home by entering the following link @
<https://www.facebook.com/riocommunities>

NOTE: THIS AGENDA IS SUBJECT TO REVISION UP TO 72 HOURS PRIOR TO THE SCHEDULED MEETING DATE AND TIME (NMSA 10-15-1 F). A COPY OF THE AGENDA MAY BE PICKED UP AT CITY HALL, 360 RIO COMMUNITIES BLVD, RIO COMMUNITIES, NM 87002. IF YOU ARE AN INDIVIDUAL WITH A DISABILITY WHO IS IN NEED OF A READER, AMPLIFIER, QUALIFIED SIGN LANGUAGE INTERPRETER OR ANY OTHER FORM OF AUXILIARY AND OR SERVICE TO ATTEND OR PARTICIPATE IN THE MEETING, PLEASE CONTACT THE MUNICIPAL CLERK AT 505-861-6803 AT LEAST ONE WEEK PRIOR TO THE MEETING OR AS SOON AS POSSIBLE.



City of Rio Communities Planning and Zoning Meeting
City Council Chambers - 360 Rio Communities Blvd
Rio Communities, NM 87002
Thursday, March 07, 2024 4:00 PM
Minutes

Please silence all electronic devices.

Call to Order

Chair Good called the meeting to order at 4:00pm

Pledge of Allegiance

Commissioner Benavidez led the pledge allegiance

Roll Call

Commission

Melodie Good
Chad Good
Richard Henderson
Lina Benavidez

Staff

City Manager Dr. Moore
Deputy Clerk Lalena Aragon
City Attorney Randy Van Vleck

Approval of Agenda

Chair

Motion by Commissioner Good to approve the agenda as presented. Seconded by Mr. Winters. With a 4-0 vote the agenda was approved.

Approval of Minutes

Motion made by Commissioner Good to approve the minutes for 12/21/2023, 01/11/2024. Seconded by Commissioner Winters. With a 4-0 the minutes were approved.

Public Comment:

Police Chief Nunez introduced Code Enforcer Andrew Good.

Helen Smith talked about her concerns of fire and the winds, and the fire safety routes in the Golf Course area.

Dick Irvin talked about the meeting times and request to change the meetings to 6:00 pm so residents can attend.

Public Hearing Motion and roll call vote to recess Planning and Zoning Meeting session and to go into Public Hearing Consideration of Rio Holding Replat

Motion by Commissioner Good to go to a Public Hearing for Rio Holdings Replat. Seconded by Commissioner Winters. With a 4-0 vote the Planning and Zoning meeting was recessed and went to a Public Hearing at 4:12pm.

Dr. Moore explained the public hearing is regarding a 9-acre lot located off Manzano Express way that is owned by Rio holdings and about a year and a half ago 5 acres were changed to residential 1 leaving

the 9 acers as planned development. They were told that if they wanted to start development or sell the property that the 9 acers would need to be re-plated. Tony Harris representing Rio Holdings showed the commission a map of the property and said Dr. Moore pretty much explained it all and they are just trying to re-plat lot 3 into 2 pieces the 9-acer piece.

Dr. Moore swore in Mr. Harris. Mr. Harris gave a presentation about the land that is requesting the replat.

Motion and roll call vote to go back into Planning and Zoning Meeting session

Moton by Commissioner Winters to go back into planning and zoning session. Seconded by Commissioner Benavidez. Voting Yea: Chair Good, Vice Chair Good, Secretary Benavidez, Commissioner Winters, Commissioner Henderson with a 4-0 vote the planning and zoning went back into the regular meeting session at 4:18 pm.

Discussion, Consideration, and Decision -Rio Holdings Replat Request

Motion made by Mr. Good to approve Rio Holdings replat request to send to City Council. Seconded by Commissioner Benavidez. Voting Yea: Chair Good, Vice Chair Good, Secretary Benavidez, Commissioner Winters, Commissioner Henderson with a 4-0 vote Rio Holdings replat request was approved.

Discussion, Consideration, and Decision – Recommendation to City Council Regarding Applicant Playa Vista Group – Commercial 2 Zone

There was a discussion.

Motion made by Commissioner Good to move the recommendation letter for Playa Vista group for Commercial 2 zone to City Council Seconded by Commissioner Winters. Voting Yea: Chair Good, Vice Chair Good, Secretary Benavidez, Commissioner Winters, Commissioner Henderson with 4-0 vote recommendations for Playa Vista application for Commercial 2 to City Council.

Discussion, Consideration, and Decision – Recommendation to City Council regarding applicant Playa Vista Group – Commercial 2 Zone

There was a discussion.

Motion made by Commissioner Winters to move the recommendation letter for Playa Vista group for Commercial 2 zone to City Council. Seconded by Commissioner Good. Voting Yea: Chair Good, Vice Chair Good, Secretary Benavidez, Commissioner Winters, Commissioner Henderson with 4-0 vote recommendations for Playa Vista application for Commercial 2 to City Council.

Discussion, Consideration, and Decision – Recommendation to City Council regarding applicant Playa Vista Group – Business Manufacturing

There was a discussion.

Motion made by Commissioner Winters to move the recommendation letter for Playa Vista group for business manufacturing zone to City Council. Seconded by Commissioner Good. Voting Yea: Chair Good, Vice Chair Good, Secretary Benavidez, Commissioner Winters, Commissioner Henderson with 4-0 vote recommendations for Playa Vista application for business manufacturing to City Council.

General Commission Discussion/Future Agenda Items

Vista Grande Estates gave a presentation for a zone request of 75 lots that are currently zoned MH1 and is requesting to add R1 zoning mixed in with MH1 zoning. Theres was a discussion.

Chair Good explained that there are too many Commissioners on the task force and asked if anyone could resign. Commissioner Good volunteered.

Chair Good began a discussion to change the time of the meeting.

Adjourn

Motion made by Commissioner Winters at 5:47pm. Seconded by Commissioner Good. The motion carried.

Respectfully submitted,

Dr. Martin Moore, (Acting) Municipal Clerk
(Taken and transcribed by Lalena Aragon, Deputy Clerk)

Date: _____

Approved:

Melodie Good, Chair

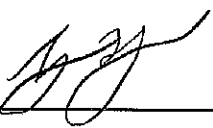
Chad Good, Vice Chair

Adelina (Lina) Benavidez, Secretary

Richard Henderson, Commissioner

Jimmie Winters, Commissioner

Application for a Special Use Permit City of Rio Communities, NM

Instructions	
This application form is required to initiate a review by the City Planning and Zoning Commission at a regular business meeting for recommendation to the City Council granting a Special Use Permit. This form must be completed and submitted with the required administrative fee to the Municipal Clerk.	
Applicant Information	
Applicant Name:	Sophia Zaharias
Mailing Address:	204 Craig Cir, Belen NM 87002
Phone Number:	5052976923
General Information	
Type of Conditional Use (check as appropriate): If unknown, please don't check any box.	
<input type="checkbox"/>	Permanent Special Use
<input type="checkbox"/>	Renewable Special Use
Location of property that is subject of the request (physical address and legal description):	
2350 State Hwy 47, Rio Communities NM 87002	
Current zoning of the property:	
C-2	
Required Attachments	
1. A written statement describing existing and future land use of the property with reference to Guidelines in (Article 4-7-4 Rio Communities Zoning Ordinance.)	
2. A site plan showing location of structures on the property and on contiguous properties, easements and right-of-way, and other relevant information. Proposed future improvements of the property should be indicated if possible.	
Procedural Information	
Signature of Applicant:	 Date: 3/5/2024
Application Received By:	Date:
Action Taken:	Effective Date:
Expiration Date for Renewable Special Use Permit:	
NOTE: Special conditions assigned to this application must be attached in written form with this application.	

Subject: Special Use Permit Proposal for Dispensary in Rio Communities (Scorpio Farms LLC d.b.a The Den)

Dear City of Rio Communities,

I am submitting this request for a Special Use Permit to establish a dispensary in Rio Communities. The unique nature of this proposal requires special consideration, as outlined in the city's regulations for uses not permitted by right within the zone.

A. Provision for a Special Use Permit:

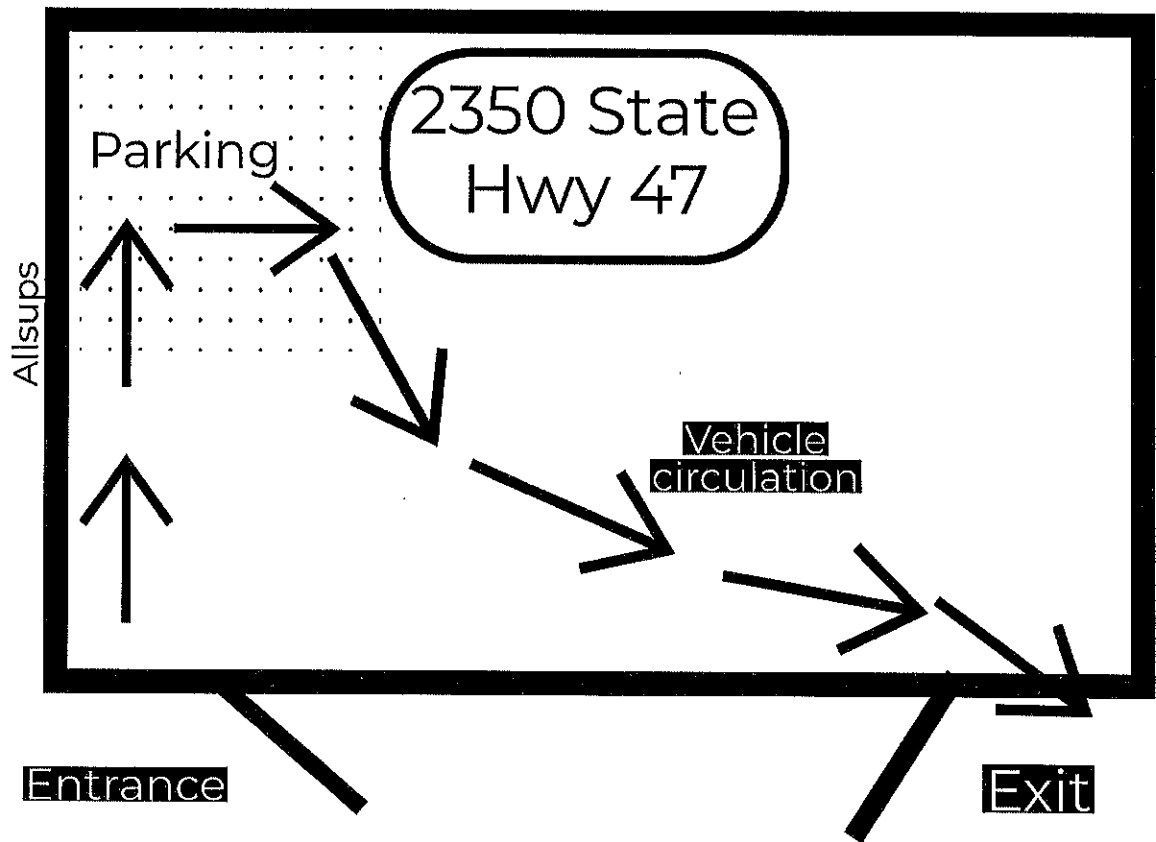
1. Unusual and Unique Nature: The proposed dispensary is unique, but we do not believe the planned property uses are incompatible with the Rio Communities area.
2. Adverse Effects: Stringent measures are in place to ensure that the dispensary operation does not adversely affect adjoining property values or compromise public safety, this includes no plans for flashy/inappropriate decor on the exterior of the building, as well as unobvious cannabis related signage.
3. Preservation of Zone Character: Our commitment is to uphold the character of the Rio Communities zone, ensuring that the dispensary will not become detrimental to its overall ambiance. As attached to an agricultural community our goal as local agriculturist is to create not only a dispensary, but one that educates on organic production, and water preservation.
4. Expiration and Transferability: Acknowledging that Special Use Permits are specific to the proposed use, we understand that they expire when the special use ceases. In the event of a change in property ownership, the new owner may reapply for a new permit.

B. Application Requirements:

Our application adheres to the city's stipulated format and includes:

1. Detailed Statement: For the location, there is no buildout proposed at 2350 State Hwy 47, the overall structure and exterior will remain the same with the exception of signage on the building, we will attach our logo at the end of this document. The proposed use will be a cannabis retail, fed by our integrated micro business licensing. We will be the only micro dispensary in Rio Communities, as well as locally owned as the owners do live in the City.

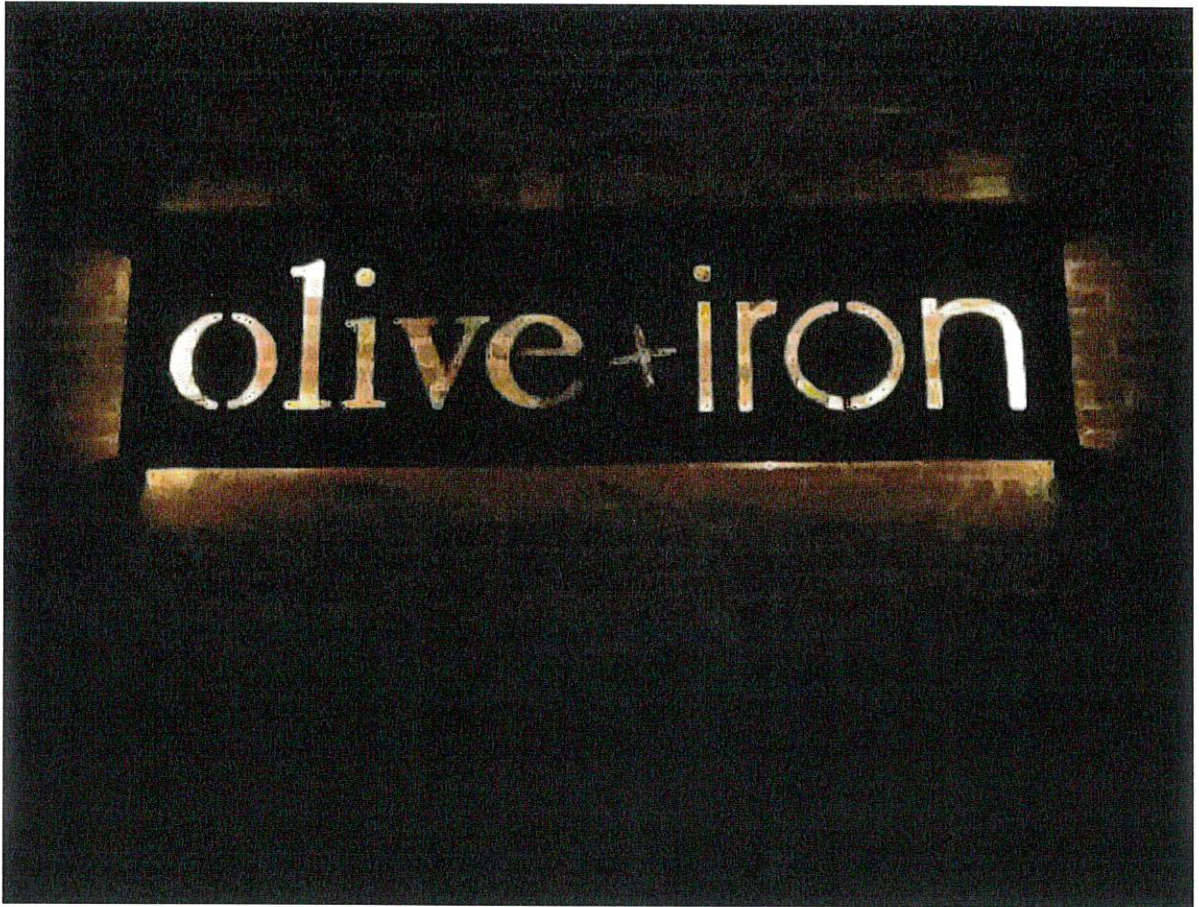
2. Vehicular Circulation Systems/Site Plan:



3. Open Spaces Treatment: Open spaces will remain the same as currently, except with leveling and retaining the integrity of the parking areas.
4. Lighting and Signage: We will have lighting attached to the power pole, as well as a metal cut out sign with back lighting on the patio roof in the front of the property. I will attach our logo and concept.



**THE
DEN**



5. Drainage, Landscaping, and Grading: No changes to landscaping/drainage, but we will grade the lot level to remove potholes and unevenness.

Your thorough consideration of this application is greatly appreciated. I am available for any further information or clarification required.

Thank you for your attention to this matter.

Sincerely,

Sophia Zaharias

5052976923

scorpiofarmsnm@gmail.com