

City of Rio Communities, New Mexico

ORDINANCE 2022 - XX

**AN ORDINANCE SUPERSEDING OR REPEALING ORDINANCE NO. 2017-58 DATED:
APRIL 25, 2017 CHAPTER 05, COMPREHENSIVE PLAN**

PASSED, APPROVED AND ADOPTED THIS **xx** DAY OF **xx 2022** BY THE GOVERNING BODY OF THE CITY OF RIO COMMUNITIES, NEW MEXICO.

City of Rio Communities Governing Body

Joshua Ramsell,
Mayor

Margaret R. Gutjahr,
Councilor Mayor Pro-tem

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Councilor

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Councilor

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ATTEST:

Elizabeth (Lisa) Adair, Municipal Clerk



City of Rio Communities, New Mexico
Comprehensive Plan 2015
Amended April 2017-XX 2022

City of Rio Communities, New Mexico
Chapter 5 of Municipal Ordinances
COMPREHENSIVE PLAN ~~2017~~ 2022
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City of Rio Communities, New Mexico COMPREHENSIVE PLAN 2015

As adopted by the City Council

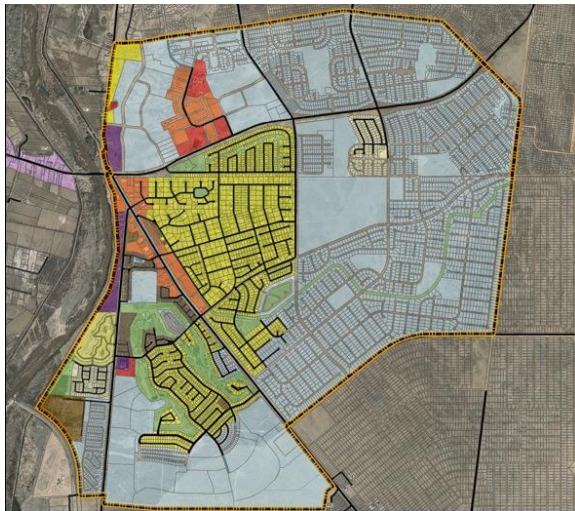
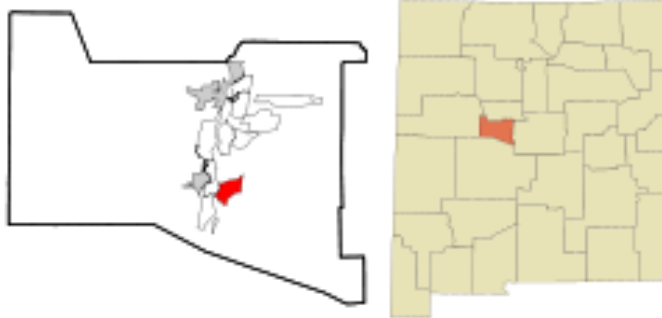
June 23, 2015

Revised September 8, 2015

Amended February 2017 XX 2022

ARTICLE 1 ~~EXECUTIVE SUMMARY~~ CITY OVERVIEW

Located in the southern part of Valencia county at coordinates: 34°38'31"N 106°43'37"W/34.64194°N 106.72694°, Rio Communities, as of the 2014 American Community Surveys has a population of 5,476, a 15.9% increase since the 2000 census of 4,723 and occupies 7.63 square miles in area. MRCOG 2013 "Population and Housing" shows a population of 5,558, a growth of 17.7% from the 2000 census.



Incorporation

Bounded on the north at Sherrod Rd, east to Escobar Street, south to Navajo Loop on the East Side of State Highway 47 and Rio Grande Stables Road, and to the west side of State Highway 47; Rio Communities was originally a "census-designated place" (CDP), but in January 2013, residences of Rio Communities voted by a margin of 67% to incorporate; effectively ending this nearly half century issue.



Rio Communities

Nestled along the winding Rio Grande River and sheltered by 10,000 foot peaks of the ranging Manzano Mountains, yet only 30-minutes from the bustle of Albuquerque, Rio Communities, was founded nearly fifty years ago as a predominately bedroom and commuter community, and until recently, had remained a dormant bud of possibilities. Located in the heart of Valencia County, one of the fastest growing counties in New Mexico, Rio Communities is the embodiment

for growth. Situated on 6 square miles that are presently devoted to large one-of-kind homes on spacious lots, affordable housing is abundant when compared to the surrounding areas of Los Lunas and Albuquerque.

With its natural resources, a rich history founded in cultural diversity and a citizenry commitment to volunteerism, Rio Communities stands poised to renew its vision and promise as a distinctive small town of many vistas, where idyllic community living abounds, the independent spirit thrives, and the potential for prosperous economic growth is unmatched.

The Horizon Days:

In the early 1960s, Horizon Corporation bought 241,000 acres of undeveloped land in Valencia County along the east bank of the Rio Grande and 35 miles south of Albuquerque. They named the development Rio Communities. With high hopes, they subdivided the land into quarter-acre and half-acre lots, suitable for spacious and unique custom homes, with some situated along a professional 18-hole golf course. Within this grand design would emerge a host of smaller communities with such names as *Tierra Del Sol*, *Rio Grande Estates*, *Rancho Rio Grande East and West*, *Enchanted Mesa* and *Playa Verde*. And, only a few miles south was the development of *Tierra Grande* that featured full ranch sites of an acre or more.

In its heyday of the 1970s, people of all stripes thronged to Rio Communities as it offered affordable homes to young families, an unsullied splendor to established professionals and a quiet retreat for retirees. Governments also realized the communities' potential as the U.S. Postal Service, and local sheriff and fire departments established substations. Likewise businesses thrived as the Valley Plaza shopping mall located along Highway 47 offered a pizzeria, a hardware and paint store, an office supply store, a clothing store, various business offices, branches of the First National Bank and Ranchers Bank, and an active community center.



Not to be outdone, the Playa Verde subdivision offered the requisite Horizon Country Club that provided good food and drink to weary duffers at the end of the day and a splendid venue for evening social functions.



As a newly incorporated municipality, with a vision towards responsible growth, the City of Rio Communities proposes the following Comprehensive Plan.

ARTICLE 2 INTRODUCTION

5-2-1 PURPOSE

This Comprehensive Plan for the City of Rio Communities is an official yet fluid document, developed in concert from broad public inputs and recommendations, in the form of *goals, objectives and policies* that are intended to guide the physical and financial development and long-range planning (20 to 30 years) of this community. Accordingly, this Plan will consider in part:

1. Effective, appropriate and efficient land use;
2. Public safety, transportation, health, education, and recreation services;
3. Community design;
4. Commercial growth;
5. Capital investments in infrastructure;
6. Protecting natural resources; and



7. Preserving the communities' cultural heritage.

And, though land use is the dominate element considered in this Comprehensive Plan, equal importance is given to other resources and infrastructure, such as water, sewage, wastewater facilities, utilities, alternative energy initiatives and other public-use services.

5-2-2 LEGAL FOUNDATION

1. In accordance with Section 3-19-9(A) NMSA, 1978, “[a] municipal planning commission shall prepare and adopt a master plan [hereafter “Comprehensive Plan”]

for the physical development of the municipality and the area within the planning and platting jurisdiction of the municipality...”

2. Moreover, the Comprehensive Plan shall be a guide for “accomplishing a coordinated, adjusted and harmonious development of the municipality which will, in accordance with existing and future needs, best promote health, safety, morals, order, convenience, prosperity or the general welfare as well as efficiency and economy in the process of development.” *Id.* at § 3-19-9(A).
3. Together with “maps, plats and charts; descriptive and explanatory matter; and [public] recommendations, the Planning Commission shall consider:
 - a. the general location, character and extent of streets, bridges, viaducts and parkways; parks and playgrounds, floodways, waterways and waterfront development, [helipads] and other ways, grounds, places and spaces;
 - b. the general location of public schools, public buildings and other public property;
 - c. the general location and extent of public utilities and terminals, whether publicly or privately owned;
 - d. the general location, character, layout and extent of community centers and neighborhood units and the re-planning of blighted areas; and
 - e. the acceptance, widening, removal, extension, relocation, narrowing, vacation, abandonment or change of use of any of the foregoing public ways, grounds, places, spaces, buildings, properties, utilities or terminals.” NMSA 1978, § 3-19-9(B).

5-2-3 PLANNING PROCESS AND PRINCIPLES

1. **Planning:** At the outset, the City, as a collective of concerned residents, City Governance and the Planning Commission shall articulate and reach consensus on a vision for its future; an idealized sense of what it wants to be.
2. **Process:** Based on its vision, the collective shall develop:
 - a. **Specific Goals:** Fundamental statements of purpose that describe the directions the City wants to go.
 - b. **Objectives:** Statements of intent that describe how each goal should be attained. To be effective, each objective should be:
 - 1) Specific descriptions of required actions that will achieve each goal;
 - 2) Measurable, in that each objective is expressed in terms of quality, quantity, frequency, costs or deadlines;
3. Achievable, in that each objective can be realistically completed in light of existing experiences, knowledge, and resources;

4. Relevant, in that each objective is appropriately aligned with each goal, while addressing its potential impact;
5. Time-orientated in that each objective is tied to a specific start and end date.
6. **Policies:** Statements of action that clearly describe specific directions or approaches that should be taken to achieve each objective.
7. **Strategies (optional or as applicable):** Like policies that clearly describe specific actions that should be taken, strategies specifically identify and delegate who will implement a specific policy, while specifying a time frame in which the action should occur, and providing necessary details as necessary.

5-2-4 Notification of Public Hearing: In accordance Section 3-19-10(A)(2), NMSA, 1978, before adopting any part of this Comprehensive Plan, subsequent additions, changes, or amendments, the Planning Commission shall schedule a public hearing respectively.

1. Notice shall be published conspicuously at **least six (6)** ~~seven (7)~~ public locations at least fourteen (14) days before each scheduled hearing.
2. Each notification shall give the date, time and place of the hearing.
3. Copies of the proposed Comprehensive Plan shall be made available to the public at the City Clerk's office before publication of the notice.

5-2-5 Adoption: In accordance Section 3-19-10(B), NMSA, 1978, adoption of any part of this Comprehensive Plan "or any part, amendment or addition shall be by a resolution approved by a majority of the members of the Planning Commission."

1. The resolution shall expressly reference specific maps, descriptive matter and other material used by the Planning Commission in the development of this Comprehensive Plan.
2. The adoptive action taken by the Planning Commission shall be recorded on the Comprehensive Plan (or any part, amendment or addition as applicable) and shall be endorsed by the chairman and the secretary of the Planning Commission.
3. A certified [endorsed] copy of the Comprehensive Plan or any part thereof approved by the Planning Commission shall be given to the governing body of the municipality.

5-2-6 Public Access: Certified copies of the City's Comprehensive Plan shall be made available at the City Clerk's office and can be obtained at a reasonable price.

ARTICLE 3 VISION STATEMENT

~~The governance of Rio Communities is committed to fostering an informed citizenry by actively engaging and being responsive to all residents, young and old, in the planning and development of a safe and aesthetic community with a diversified local economy that offers varied sources of goods and services that sustains and improves our infrastructure; provides quality health options and resources; expands educational~~



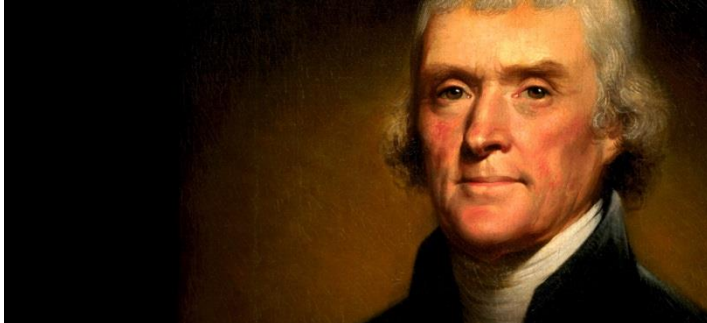
~~opportunities and enhances youth activities; encourages diversity of housing for all income levels; improves public transportation and recreational activities; recognizes the importance of preserving our past and protecting our natural resources; and revitalizing the shared qualities that we all ascribe to community and home.~~

The City of Rio Communities is a progressive community with a diverse history and culture that is striving for a clean, safe and productive city through dedicated leadership. The City will partner with citizens and businesses to make this a quality community of choice for living, working and leisure activities.



ARTICLE 4 GOALS, OBJECTIVES, POLICIES AND STRATEGIES

5-4-1 FOSTER AN INFORMED CITIZENRY BY ACTIVELY ENGAGING AND RESPONDING TO RESIDENTS



“We in America do not have government by the majority. We have government by the majority who participate.” Thomas Jefferson

Objective: *Establish and apply clear intercommunication methods that inform residents in the workings of city governance, and engage and solicit their input about current and planned City programs and projects.*

Policies:

- 1.01 The City will encourage residents to be active participants by taking personal responsibility in the development of the City’s vision.
- 1.02 Cultivate an informed public by disseminating information about their responsibilities on issues of public health, safety and nuisances as identified in the City’s Code of Ordinances. ~~Use Code Enforcement Officer to educate the public on the following topics:~~
 - ~~1) Chapter 9: Animal Control~~
 - ~~2) Chapter 11: Health and Safety (e.g. open burn, firearms & fireworks)~~

~~3) Chapter 13: Public Peace, Morals and Vice (e.g. refuse, waste, illegal dumping, graffiti, noise~~

- 1.03 The City will encourage community volunteers and local experts to share their expertise in the development and implementation of City and community projects and programs that advance the City's vision.
- 1.04 The City will urge residents to form local committees that address issues that directly impact their neighborhoods; build consensus among their neighbors and propose solutions to the City governance.
- 1.05 To encourage public input and ensure adequate lead-time, the City shall post conspicuously at public locations, ~~and at least fourteen (14) days before,~~ notification on information concerning all City initiatives.
- 1.06 City business shall be maintained, ~~updated quarterly,~~ and made available to the public on the City's web site at: www.riocommunities.net
- 1.07 The City shall establish a phone contact listing to notify concerned residents of urgent, or pressing and unscheduled city business.
- 1.08 City governance shall acknowledge public comments and provide feedback within 10 working days, to all residents who introduce an idea, or provide input about any City related project, program, or other activity.
- 1.09 The City shall keep informed of resident's preferences and attitudes on current or future issues by conducting on-going ~~climate~~ preference surveys.

"Knowledge will forever govern ignorance; and a people who mean to be their own governors must arm themselves with the power which knowledge gives."
James Madison



- 1.10 The City shall evaluate regularly, methods used to communicate between the city government and residents, to ensure or enhance their effectiveness.
- 1.11 The City shall publish and deliver, or make available to all Rio Communities' residents, ~~a tri-annual~~ not less than quarterly a newsletter.

- 1.12 The City shall develop ~~smart phone~~ applications that allow public access to city policies, plans, initiatives and all relevant city data.
- 1.13 The City shall post signage throughout the community of forthcoming public announcements.

5-4-2 PLAN AND DEVELOP A SAFE COMMUNITY

Objective: *Enhance public confidence in public safety through increased law enforcement, fire protection and emergency services, enforcement of city ordinances, and the development of safe public thoroughfares for motorists, cyclists and pedestrians.*

Policies:

- 2.01 Enhance police presence in Rio Communities by negotiating with the county to increase patrols by Valencia County Sheriff's Department and with the State Highway Patrol local division to increase patrol frequency in Rio Communities and surrounding areas.
- 2.02 Provide at no cost to the Valencia County Sheriff's Department, a law enforcement substation in the new municipal complex.
- 2.03 Create and support a Neighborhood Watch Program.
- 2.04 Support efforts made by the Rio Grande Estates Fire Department (RGEFD) in upgrading their Insurance Service Office (ISO) rating.
- 2.05 Support efforts made by the RGEFD and associated Emergency Medical Services (EMS) to upgrade equipment to current approved standards through the use of appropriate capitalization and depreciation methods.
- 2.06 Support efforts of the RGEFD and associated EMS groups that ensure training and staffing levels are maintained at optimal levels.
- 2.07 Establish a RGEFD substation with a chemical and hazardous material (HazMat) response team in the industrial park district.



- 2.08 Improve response times for fire and other emergencies/911 services through an Address Standardization Policy.
- 1) Survey and create an accurate list of existing residential and commercial addresses.
 - 2) Identify duplicated, redundant, or ambiguous street names, and non-sequential or haphazard numbered addresses.
 - 3) Apply for federal grant (Department of Homeland Security) to implement the Address Standardization Policy.
- 2.09 Establish an Emergency Operations Center (EOC) in the municipal center complex (City Hall), or other appropriate venue. Work with Rio Grande Fire Department (RGFD) and Emergency Medical Systems to establish administrative offices in City Hall as a first step in setting up this EOC.
- 2.10 Encourage participation with Valencia County's Emergency Operations Center in creating a Comprehensive Emergency Management Plan for Rio Communities and its surrounding jurisdictional area. Establish and maintain facilities that support the implementation of this plan.
- 2.11 Create safe traffic flow patterns along thoroughfares and intersections, by the adequate and conspicuous posting of appropriate traffic signs.
- 2.12 Identify and maintain lines of sight at all intersections.
- 1) Clear line of sight intersections at or along school bus routes as first priority.
- 2.13 Construct covered shelters at school and public bus stops.
- 2.14 Provide clearly marked pedestrian crosswalks, sidewalks, other public pedestrian walkways, and bicycle trails.
- 2.15 Identify and mitigate all potentially dangerous intersections.
- 2.16 Working with the New Mexico Department of Fish and Game, seek a legal ban on the discharge of firearms and all hunting within the jurisdictional boundaries of Rio Communities.¹

5-4-3 CREATE AN AESTHETIC COMMUNITY

Objective: *Develop and implement a plan that systematically advances a clean and visually appealing*



community, while encouraging unique design concepts and architectural options that are balanced and proportional to the surrounding area.

Policies:

- 3.01 Institute a public awareness program of existing nuisance and trash accumulation ordinances.
- 3.02 Develop and maintain a community clean-up program.
- 3.03 Implement graffiti prevention and clean-up program (focus on youth, paid or volunteers).
- 3.04 Encourage cleaning (trash removal), infill and development of vacant lots with suitable low-maintenance landscaping that mitigate weeds.
 - 1) Encourage the planting of native plants and vegetation in vacant lots and open spaces.
- 3.05 Develop and identify ~~implement~~ an abandoned building ~~revitalization~~ inspection program.
- ~~3.06 Develop and implement a home maintenance program to assist home owners in need (e.g. seniors, disabled, or low income families), in the general maintenance of their homes, and upkeep of their property.~~
- 3.07 Develop and implement a Highway Beautification Plan for roadways, medians, and



intersections.

- 1) Maintain and mow roadways and right of ways to property lines.

- 3.08 Pursue grant funding to replace all “STOP” and Street signs with standardized poles and highly reflective materials as approved in the Manual on Uniform Traffic Control Devices (MUTCD).

~~3.09 Partner with Belen Public School System and UNM-VC to create a volunteer work force~~ Develop a public/private partnership to aid in clean-ups along public right-of-ways.

3.10 Support the development of Neighborhood Beautification Programs.

1). Identify each neighborhood with signs and encourage unity through distinctive landscaping or other means.



~~3.11 — Develop community gardens as a means to improve neighborhood aesthetics and cohesion, and as a source of fresh produce for higher housing density areas.~~

5-4-4 DIVERSIFY LOCAL ECONOMY

Objective: *Develop an economic plan that establishes an environment that is conducive and responsive to diverse and sustainable businesses that provide a full range of goods and services, and gainful employment opportunities.*

Policies:

4.01 The Economic Development Committee of Rio Communities shall be tasked with creating economic incentives for companies, large and small, to start up businesses in Rio Communities the through Local Economic Development Act (LEDA). For direction, see NMSA 1978, § 5-10-1 through 5-10-13.

4.02 The Economic Development Committee shall create a plan directed at LEDA activities permissible under New Mexico Statutes.

4.03 The Economic Development Committee shall explore methods that increase gross receipt taxes (GRT), property values, and increase the volume of services necessary for the residents of Rio Communities.

~~4.05 Create a~~ A separate economic development website has been created and is linked to city webpage that enhances visibility and advertises new business opportunities.

~~4.04~~—Investigate and implement necessary procedures for new zip code assignment for Rio Communities

4.06 Develop a *city center* concept around the new municipal multipurpose complex that encourages small service oriented business and specialty shops.



4.07 Establish a cultural and tourism “Welcome Center” in or around the new municipal multipurpose complex.

~~4.08 Establish a program that promotes special events, festivals, arts and crafts, fairs, farmer’s markets, and other activities that specifically promote local business.~~

4.09 Develop an industrial and commercial marketing plan that includes projected benefits of the railroad spur in the area.

4.10 Develop a retail stabilization and improvement plan for the city and surrounding area. The plan should comply with the Zoning Code to ensure proper grouping of compatible types of business operations.

4.11 Create a Residential Revitalization Plan that identifies existing residential neighborhood assets and promotes for increased property values and sustained growth.

1) Identify all vacant houses and vacant lots that have potential resale opportunities.

4.12 Conduct an inventory of current and potential workforce needs (expected training levels) at the industrial park, to include salary requirements and acceptable driving/commuting radii.

4.13 Promote retail growth conducive to and supported by our current 5000+ population that controls retail leakage and encourages satellite consumers.



- 4.14 Pass LEDA Ordinance as a possible method of funding recruitment of businesses to Rio Communities and overall economic development within the City and surrounding area. Evaluate all available programs within LEDA legislation to encourage relocation of commerce to the city.
- 4.15 Create an inventory all potential and readily available commercial property.
- 1) Identify properties that are easily accessible from main thoroughfares and supported by existing infrastructure.
 - 2) Identify properties that have the potential for being rezoned to commercial or industrial zones.
- 4.16 ~~Create an inventory of readily available vacant residential property.~~ Work with local ~~with local realtors in developing a strategy for marketing~~ work with individual and commercial on vacant properties.
- 4.17 Develop a list of businesses by type that would benefit our population and immediate drawing area from both a labor force and available housing standpoint.
- 1) Develop a plan to actively attract the types of businesses that could utilize a local railroad spur and not overwhelm local traffic patterns.
 - 2) Economic Development Committee of Rio Communities will establish an appropriate list of targets that is consistent with this Comprehensive Plan and have the Governing Bodies approval.
- ~~4.18 Partner with the University of New Mexico, Valencia Campus in developing a strategic plan and mentoring program with the objective of improving economic development.~~
- 4.19 ~~Through grants, create small business incubators designed to increase opportunities for start-up companies (use Taos and Socorro as templates). Use LEDA, private grants or private investor funding to establish these programs.~~
- ~~1) Establish a simple small business incubator type program by obtaining several small buildings that could be rented inexpensively that promote new small start-up businesses.~~
 - ~~2) Establish a common kitchen approach for those who wish to manufacture goods for sale.~~
 - ~~3) Establish a garage or shop rental approach for those who wish to rent space on a per hour basis.~~
- 4.20 ~~Establish~~ Maintain relationships with other area economic development groups to find common ground for cooperative programs.



- 4.21 Develop a Strengths, Weaknesses, Opportunities, & Threats (SWOT) analysis for Rio Communities. (See Grant County Market Assessment at:

http://grantcountynm.com/economic_development/Grant%20County%20Market%20Assessment%20FINAL.pdf)

- 4.22 Review and evaluate a local Economic Development Tax on Gross Receipts as a method to finance initiatives.
- 4.23 Continue updating of development and zoning ordinances, by controlling the mix of land uses in the city. Take advantage of economic changes within the area.
- 1) Current ordinance was passed in 2014.
 - 2) Maintain current and future land use maps of the city and area.
- 4.24 Work with media from Albuquerque to establish a positive image of Rio Communities and distinguish it from negative image of Valencia County.



- 4.25 Work with UNM-VC and other agencies to help local labor force to obtain GEDs as a means to upgrade current labor force.
- 4.26 Work aggressively with UNM-VC and Belen School System to provide educational training that will improve salaries of local work force and attract businesses that utilize highly skilled workers.
- 4.27 Promote the development of Business Associations.
- 4.28 Work with NMDOT to place signs on Highway I-25 and Business I-25 directing traffic to Rio Communities.

- 4.29 Establish a renewable energy program that targets both residential and commercial use of sustainable energy sources. Continue working with Solar Overlay Zones to recruit additional clean energy sources to our vacant lands. Establish additional Zones as needed.



4.30

Project future land uses in a plan that includes both present and future development. Projections should include development of industrial zones and annexation of Rio Grande Industrial Park – which is contiguous to Rio Communities boundaries.

5-4-5 SUSTAIN AND IMPROVE INFRASTRUCTURE

Objective: *Inventory, assess and prioritize the condition of all Rio Communities' infrastructure and assets, both public and private.*

Policies:

- 5.01 Use the renovation of the Municipal Multipurpose Complex as the show-piece for how to improve infrastructure.

- 5.02 Map and dimension all city roadways (e.g. state, county, city and private) within the jurisdictional boundaries of Rio Communities, identifying their type, and assessing their condition.
- 5.03 Develop a plan that identifies the appropriate method of maintenance or repair for all roadways, and prioritize according to use, severity of damage and estimated cost of repair.

- 5.04 Identify all city owned real property (to include all parks and open spaces, whether city or



privately owned), and assets (e.g. vehicles, equipment, supplies, etc.).

- 5.05 Develop a plan for the potential development and improvement of *all* vacant land, parks and open spaces.

- 5.06 Map, Identify and assess the condition of all existing utilities, both city and privately owned, and develop recommendations for funding their maintenance, upgrade, or modernization.
 - 5.06.1 Address long range transportation issues and impacts with potential increased traffic on Manzano Expressway & Hwy 304.
 - 1) Identify the 25 most problematic intersections and roadways.
- 5.07 Conduct a feasibility study for the possible introduction of renewable and sustainable energy producing sources.

5-4-6 PROVIDE QUALITY HEALTH CARE RESOURCES AND OPTIONS

Objective: *Identify all potential health care services, resources, and options available to Rio Communities' residents.*

Policies:

- 6.01 Explore options for establishing a “general critical care” clinic within the city limits in either a new stand-alone structure or as a shared space in an existing building. Emphasis on:
 - 1) Physician Practice operation; or
 - 2) Doctor directed operation with Physicians Assistants; or
 - 3) Nurse Practitioner approach; or
 - 4) ER style EMT/Nurse operation under direction of off-site physician with goal of stabilization and transfer as necessary.
- 6.02 Identify an ideal location for and establish an ambulance dispatch center for the transport of critical patients.
- 6.03 Assess feasibility of and location for constructing a heliport for helicopter transport of critical patients.
- 6.04 Expand EMT role in health screenings (preventive health care) with help from UNM-VC's nursing program.
- 6.05 Establish Health Fairs at least 3 times per year at City Hall Multipurpose Complex.

- 6.06 Develop a program for routine (regularly scheduled) preventative health screenings at City Hall.
- 6.07 Establish an “after the event” health care program that is responsive to both mobile and stationary patients.



6.08 Establish educational programs that target all ages, but with primary focus on aging adults and their related health issues.

- 1) Establish a diabetic program,
- 2) Make available brochures on healthful food preparation,
- 3) Information of available options for obtaining medications or prescriptions that also includes a program that monitors compliance.
- 4) Information of available help in emergencies.
- 5) Provide information on availability of transportation options for medical appointments (especially elderly and low-income).

6.09 Establish older adults.

6.10 Research

residents (especially our aging population), a variety of healthcare service.



exercise programs targeted to

and make available to all

- 6.11 Use results of the pending health-care survey to identify the types of health care needs in our community.

5-4-7 EXPAND EDUCATIONAL OPPORTUNITIES

Objective: *Recognizing the adage that education is a life-long pursuit; develop programs for all levels that promote a wide range of educational opportunities.*

Policies:

- 7.01 Identify issues and concerns of students and parents at La Merced that are rightly within the purview of City governance.
- 1) Partner with La Merced to improve math/reading skills (tutorial/mentorship program with seniors).
- 7.02 Partner with UNM-VC to develop work-related educational opportunities for Rio Community residents.
- 1) Employer training programs, especially those businesses in close proximity to Rio Communities.
- 7.03 Identify the extent of adult illiteracy through 2010 census data and the Valencia County Adult Literacy Group. Establishing a program, as needed.
- 1) Develop education programs for all ages through City Hall.
- 7.04 Research availability of federal, state and private funds that promote various educational opportunities for young or old; work-related or continuing education.
- 7.05 Establish a Library Development Committee with the goal to create a pleasant and modern library system that has a wide-range of materials available for all ages. Explore availability of grants as funding sources.
- 7.06 Expand influence through closer relationship with local School Board Member.

5-4-8 ENHANCE YOUTH ACTIVITIES

Objective: *Develop a variety of youth-oriented developmental, social, recreational, educational, or other programs for Rio Communities' youth population.*

Policies:

- 8.01 Use the Municipal Multipurpose Complex to develop and support indoor youth activities.

- 8.02 Establish a volunteer committee tasked with exploring, defining and acquiring available large spaces for baseball, basketball, soccer and other similar outdoor activities. Committee should establish an equipment list based on space acquired.



- 8.03 Partner with surrounding area youth programs.

- 8.04 Create a master plan for youth recreation.

- 8.05 Survey Rio Communities' youth population (5-8, 9-11, 12-15 and older) about their interests and desires for recreation activities.



- 8.06 Establish partnership with La Merced Elementary School and the Belen School District for use of their existing sports fields and other venues.

- 8.07 Determine the level of current participation of Boy Scouts, Girl Scouts and other youth based groups and create an environment for their continued active growth in Rio Communities activities.

5-4-9 ENCOURAGE DIVERSITY IN HOUSING

Objective: *Encourage the continued support and development of diverse and high-density neighborhoods with unique one-of-kind energy efficient homes.*

Policies:

9.01 Maintain present level of diverse yet affordable housing options.

9.02 Encourage future development that is commensurate with surrounding areas one-of-kind housing options.

9.03 Encourage the development of smaller affordable housing options that are similar to, or create a balanced blend of unique architectural elements that complement the surrounding areas.



- 1) Develop small affordable apartment (duplex/quadrplex) complexes designed to accommodate housing needs of UNM-VC students.
- 2) Explore and develop, as necessary, affordable “day-care” options for UM-VC students.

9.04 Encourage the development of additional adult living housing units within Rio Communities. Pursue Federal Grants to finance construction.

9.05 Create programs through Economic Development to market Rio Communities as a destination location for “assisted living centers”. Smaller group construction spread throughout city should be the primary focus.

9.06 Enlist commercial developers to recruit conventional nursing homes to build in Rio Communities. Focus should be on our demographics as a retirement center.

9.07 Recognize trending in housing for a large segment of the population is away from large lot single-family subdivisions to smaller multi-family dwellings that have more efficient land use.

9.08 In-fill should be encouraged, with an emphasis on increased housing density.



5-4-10 IMPROVE PUBLIC MOBILITY AND TRANSPORTATION

Objective: *Improve access to conventional public transportation, support alternative methods, while maintaining existing public roads and expanding bicycle lanes, roads and trails.*

Policies:

10.01 Seek the development of additional bus routes for UNM-VC student living in Rio Communities.

10.02 Promote use of “Park and Ride” at Municipal Complex for Rio Metro Bus. Also added is the addition of a TOD (3/8 mile radius around City Hall) to increase density in housing and other services.

10.03 Explore parking for Park and Ride at destination (nickel cars) and Isleta or International Sunport to off-set cost of commuting, and attract a new pool of commuter home-owners.

10.04 Encourage increased Rail Runner service.

10.05 Establish new bus routes for Commuter Park and Ride.

10.06 Connect bikeways between Rio Del Oro bikeway and UNM-VC.

1) Research legal restrictions of moped use public bikeways.

10.07 Work with Valencia County, Tome and NMDOT to promote improvement of Manzano Expressway Corridor roadway. Promote converting Manzano Expressway to a State Road.

10.08 Work with Planning and Zoning to create a standard for all new or replacement sidewalks to be a minimum of 6 feet in width to better accommodate people with disabilities.

10.09 Work with Rio Metro to establish space within the New City Hall complex to improve comfort and safety for those awaiting bus services.

5-4-11 CREATE RECREATIONAL ACTIVITIES

Objective: *Encourage community pride and involvement through support of community sponsored events and family recreational activities.*

Policies:

11.01 Sponsor fun runs and walks (e.g. Salt Road Marathon or Plastic-man Triathlon)

11.02 Sponsor bicycle weekend rides (e.g. Manzano, Hwy 47, and Hwy 304

11.03 Support “Heart Healthy” events (e.g. family walks along established trails.





11.04
Promote
“Stargazing”
weekend
events.

11.05
Promote

local and international food bizarre.

11.06 Advertise and promote Golf Tournaments at the country club, with particular attention given to youth participation.

11.07 Partner with Socorro in promoting a “Crane Festival” and locally, bird watching along the Soil Conservation District.



11.08 Sponsor photo workshops weekend competition, utilizing UNM-VC college staff for assistance,

11.09 Sponsor monthly “Movies under the Night Sky” during summer months.

11.10 Work toward joint use of recreational facilities in the public schools and any governmental agency that work with us.

11.11 Develop trails for running, jogging and walking either as stand-alone facilities or part of a recreational complex.

11.12 Add picnic sites and parks designed for all ages, including very small children. Funding sources should range from legislative to private donations.

- 11.13 Develop a master plan for all types of recreational activities, including possible acquisition mechanisms. Secure a wide range of input from youth to senior citizens.
- 11.14 Develop a summer youth activity program that utilizes existing local facilities. Work with UNM to secure summer students to oversee the kids in a mentoring program. Arrange transportation through Rio Metro or other local companies.
- 11.15 Work toward an adult and senior volunteer program to help oversee youth recreational programs.
- 11.16 Work with Middle Rio Grande Conservancy District to develop an over-all open space plan that includes our city and highlights the Rio Grande River.
- 11.17 Work with Valencia, Belen and Tome to County develop nature trails that benefit the entire region.
- 11.18 Create a volunteer committee of volunteers accountable to the Governing Body to help with events.
- 11.19 Solicit existing businesses and other institutions (churches, schools), to volunteer their respective facilities in support of youth activities.



5-4-12

PRESERVE OUR CULTURAL HERITAGE

Objective: Preserve and expound our diverse cultural heritage for this and future generations



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Policies:

- 12.01 Promote regional, citywide and neighborhood arts and cultural events, activities and educational endeavors.
- 12.02 Identify and obtain funds to promote the arts and cultural activities in Rio Communities.
- 12.03 Provide the Municipal Multipurpose Complex City to support art and cultural activities.
- 12.04 Develop a marketing plan that promotes the arts and cultural events.
- 12.05 Solicit design concepts from the community for the development of city facilities, thoroughfares, public parks and walkways.
- 12.06 Actively promote local artisans who choose to obtain public/private grants for incorporation of arts in our community and infrastructure.
- 12.07 Develop an art/cultural events section on city's webpage.

5-4-13 PROTECT NATURAL RESOURCES

Objective: *Manage, restore and protect our desert, trees, waterways and valuable ecosystems.*

Policies:

- 13.01 Discourage further expansion of residential economic development within floodplain.
- 13.02 Develop a water drainage plan that protects natural arroyos and drainage plains from alteration and encroachment. Plan should protect groundwater recharge areas around wells and other sensitive areas.
- 13.03 Institute a Water Conservation and utilization program.
- 13.04 Discourage agricultural expansion within Rio Communities, unless compatible with established surrounding areas.
- 13.05 Actively support recycling efforts within Rio Communities.
 - 1) Research local trash hauling sources that are committed to recycling efforts.



2) Work to develop a recycling center within the city.

13.06 Promote low-cost xeriscaping within Rio Communities by holding yearly beautification contests.

13.07 Pursue grants to clean up dumping sites within the City.

13.08 Vigorously enforce illegal dumping within Rio Communities.

13.09 Sponsor clean-up efforts within RC neighborhoods.

13.10 Encourage conservation of energy resources and the reduction of air pollution by providing alternative transportation methods (e.g. pedestrian walkways and bicycling lanes) within the city.

13.11 Partnership with Valencia County and UNM on clean-up, recycling and xeriscape initiatives.



13.12 Preserve the night sky for viewing.

13.13 Encourage the use of native and drought tolerant plants and water saving irrigation techniques in both residential and commercial areas.

13.14 Institute water saving practices at all public facilities. Encourage all residents and commercial operations to conserve water by using xeriscaping and low-flow fixtures.

13.15 Promote water conservation through all city advertising and educational communication means.

ARTICLE 5 DEMOGRAPHIC SUMMARIES

Population: The population of Rio Communities has seen steady growth throughout the last 25-years, increasing 30% from 1990 to 2000; 12.1% from 2000 to 2010; and 19.1% from 2010 to 2014.

The largest growth period from 1990 to 2000 is proportional to the increase in new construction and new households in the same decade. See figures 4 and 5.

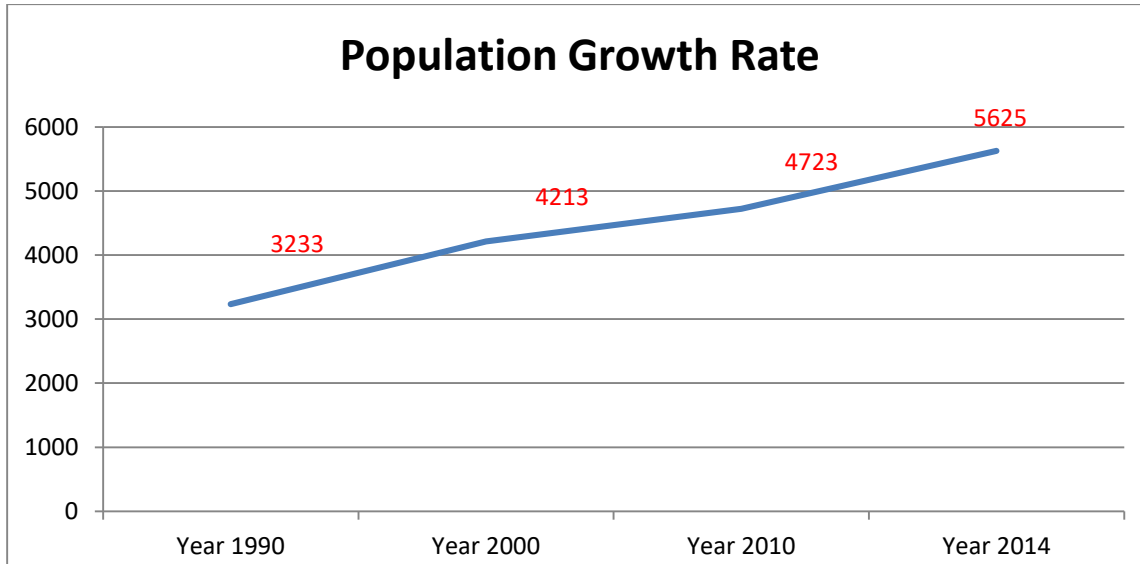


Figure 1: Population Growth Rate, 1990-2014

Source: U.S. Beacon

Age Distribution by Population

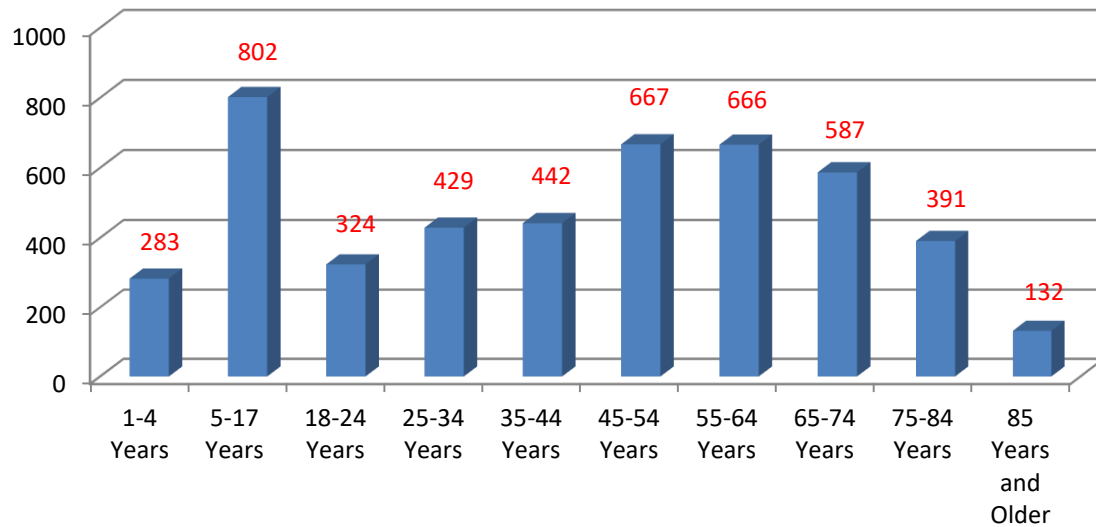
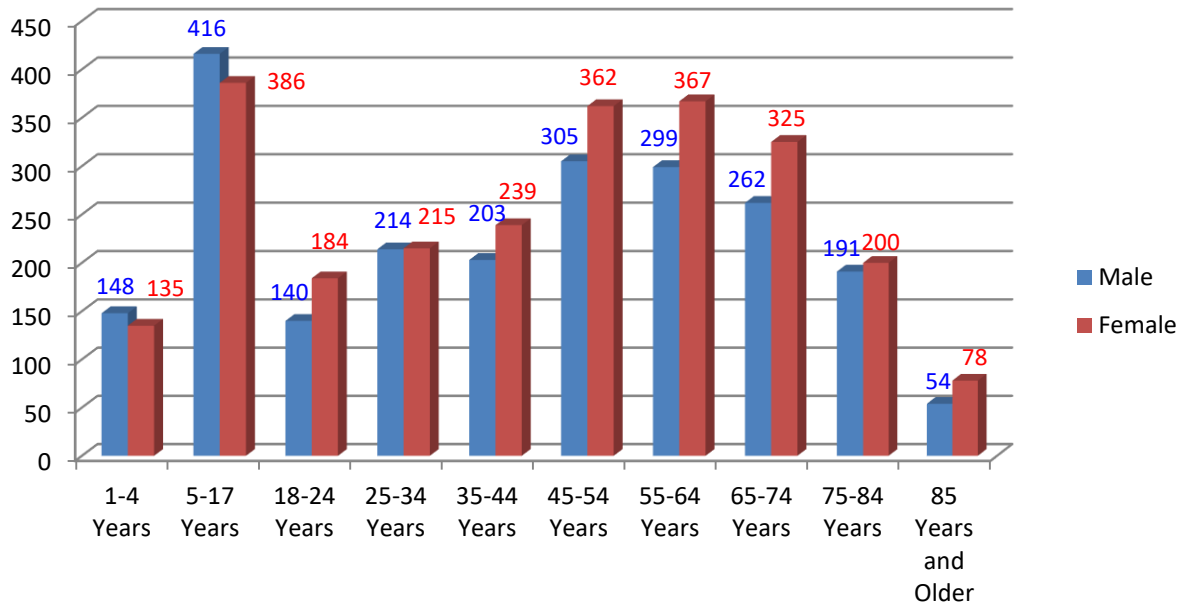


Figure 2: Age Distribution by Population

Source: 2010 U.S. Census

Figure 3: Age Distribution by Sex

Source: 2010 U.S. Census



Family Housing Construction

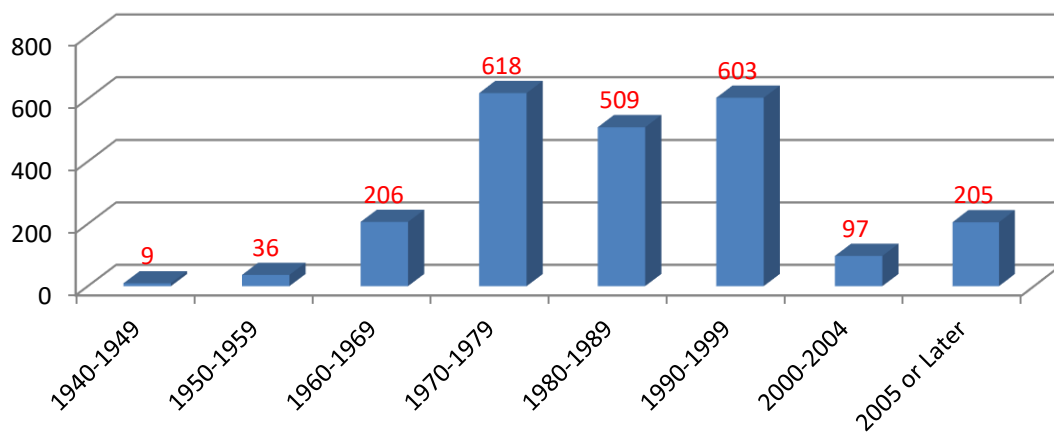


Figure 4: Family Housing Construction
Source: American Community Survey

Growth: New Households

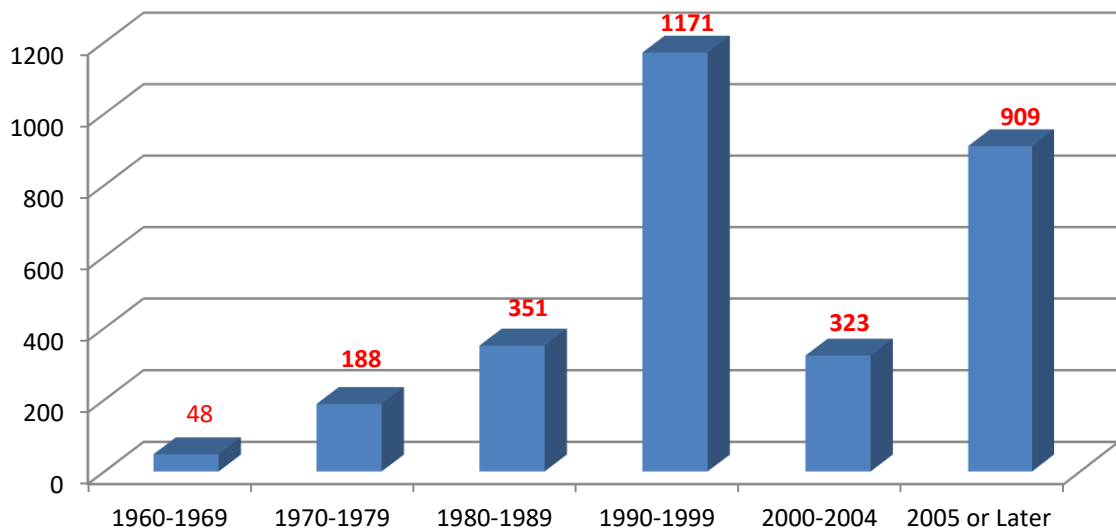


Figure 5: Growth of New Households
Source: 2010 U.S. Census

Per Capita Income Comparison

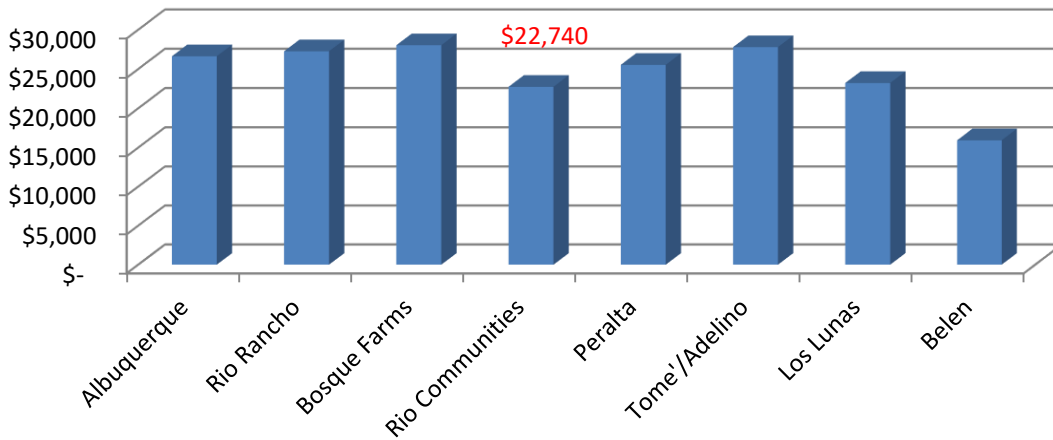


Figure 6: Per Capita Income Comparison

Sources: Sperling's Best Places

Though Rio Communities ranks 51st in Per Capita Income (78.2 percentile) out of 234 New Mexico cities and municipalities, the percentage of annual household incomes ranging from \$20,000 to \$75,000 is 2.5% higher than in the surrounding Albuquerque metropolitan area.

Median Income per Household

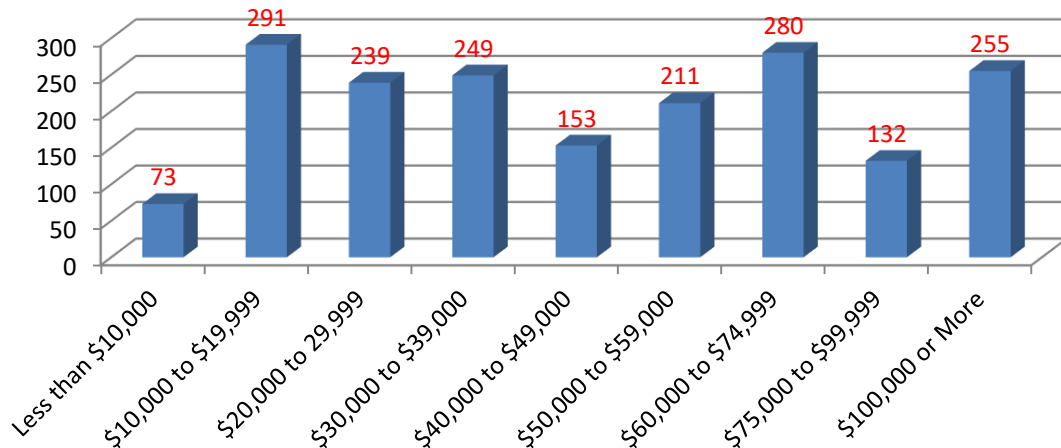


Figure 7: Median Income Distribution per Number of Households

Source: City-Data.com

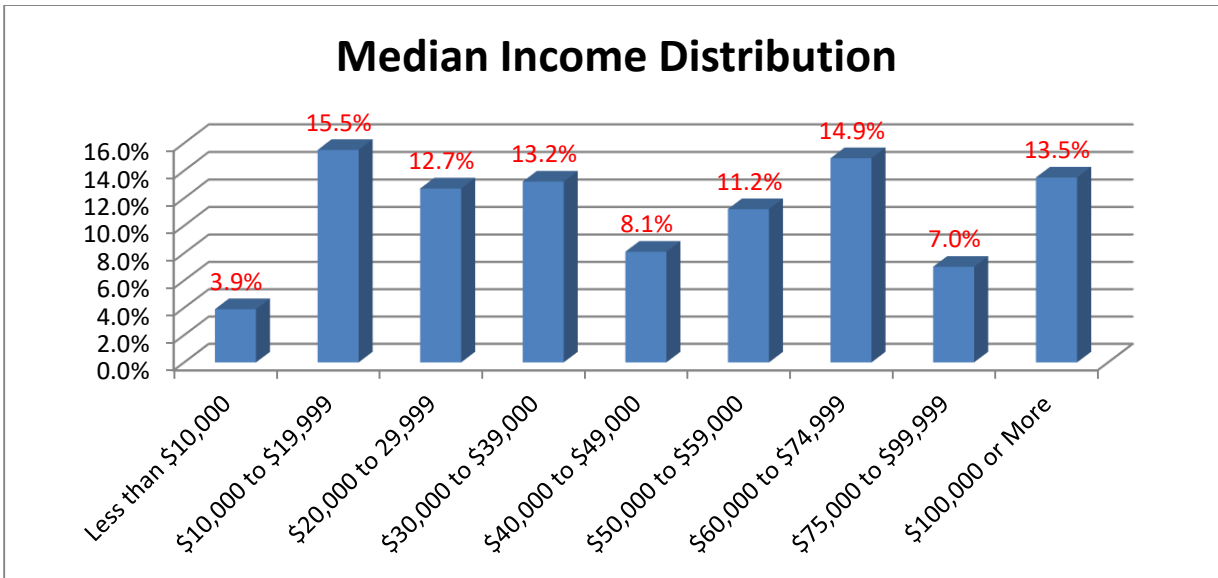


Figure 8: Median Income Distribution
Source: City-Data.com

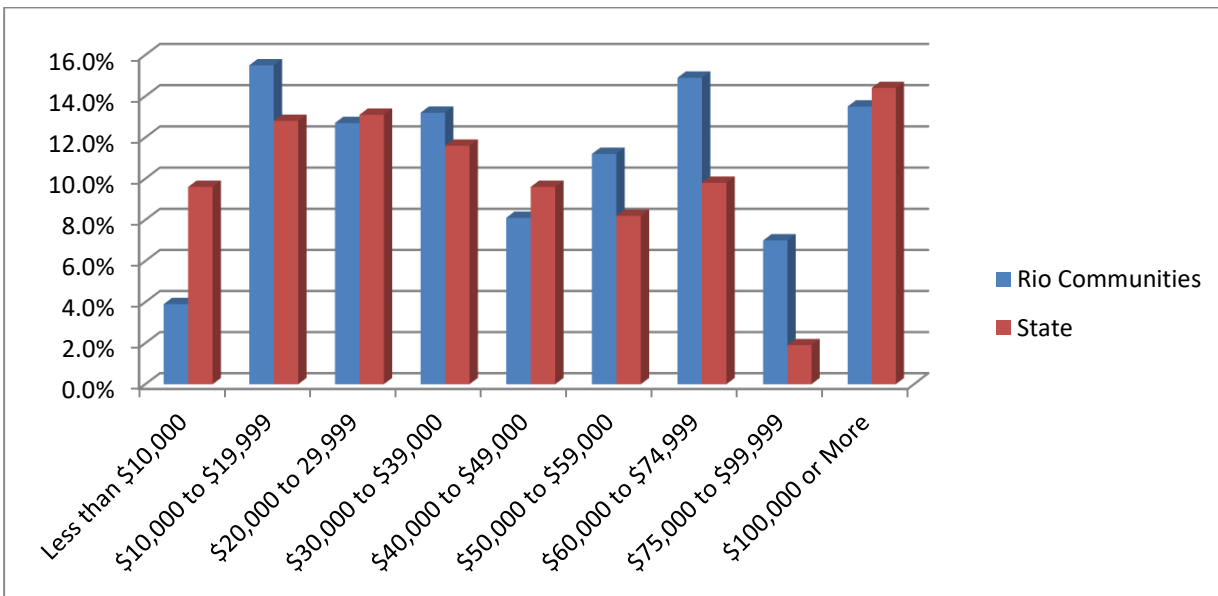


Figure 9: Median Income per Household Comparison
Source: City-Data.com

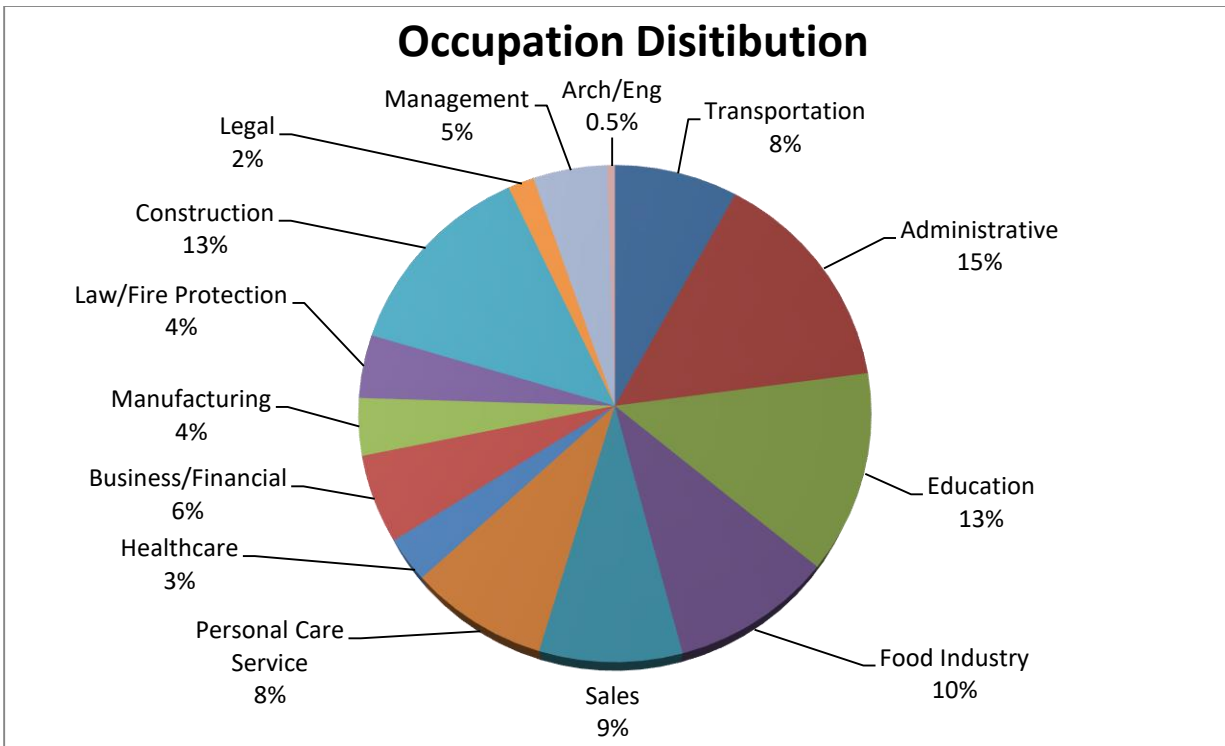


Figure 10: Occupation Distribution
Source: American Community Survey

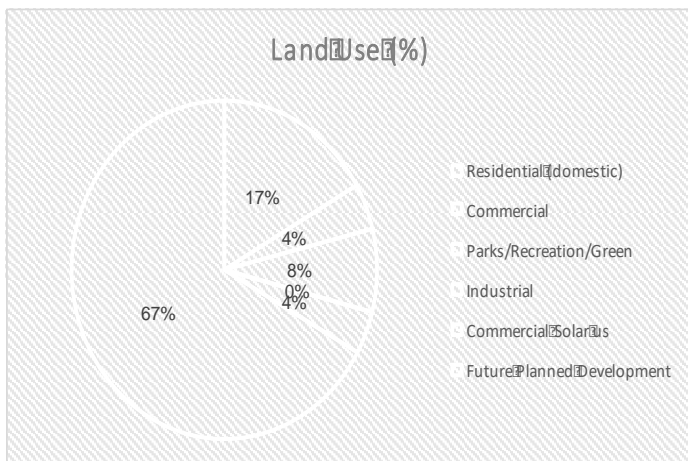
City of Rio Communities, New Mexico

ARTICLE 6 LAND USE PLAN-2017

5-6-1 EXECUTIVE SUMMARY

How land is used reflects the scope, character, and social cohesion of a community. Ultimately, land use, when considered alongside a city's comprehensive plan, will determine a city's economic and civic prosperity by providing and enhancing the quality of life for its citizens. To this end, the following Land-use Plan provides an inventory of existing land within the legal boundaries of Rio Communities, with specific categories that describe how land is currently used, while presenting possible land-use trends and options, with an eye on the city's systematic yet responsible development.

Land Use in Acres: Currently, Rio Communities occupies a physical area of 7.63 square miles, or 4,883.2 acres, of which, approximately 814 acres are used for residential or domestic purposes², 216 acres for commercial use, and 387 acres for parks, recreation areas or open spaces (PRO), 0.0 acres are currently used for industrial purposes; while 200 acres are set aside for existing and future commercial solar arrays³, and 3266 acres are set aside for planned developments (whether residential or light commercial use).



Land Use in Acres		
Designation (Land Use)	Acres	% of Land
Residential (domestic)	814	16.67%
Commercial	216	4.42%
Parks/Recreation/Green	387	7.93%
Industrial	0	0.00%
Commercial Solar	200	4.10%
Future Planned Development	3266	66.89%

² Domestic use here refers to any land intended for day-to-day household living and includes conventional single-family homes (R-1), multi-family homes/apartments (R-2), mobile homes (MH-1), and mobile home parks (MH-2).

³ Rio Communities has an active 100 acre commercial solar array. A proposed 100 acre array may be developed.

5-6-2 PURPOSE (What is a Land-use Plan?)

Simply stated, land-use describes how land is used. As a plan, it is a systematic assessment of existing land use, infrastructures, and natural resources that provides data so community governments and residents can make informed decisions that plan for the immediate and long-range needs and growth of their communities, while safeguarding valuable natural resources.

- A. An effective Land-use Plan is intended to supplement a city's Master or Comprehensive Plan by providing general patterns of land-use that identifies existing types of lands (e.g. agricultural, residential, commercial, and unimproved); existing infrastructures (e.g. roads, utilities, and arroyos); existing structures and buildings; and existing natural resources (e.g. water, air, wood, and wetlands).
- B. An effective Land-use Plan should also address the social needs of a community by promoting equitable and reasonable civic and economic policies that provide for the public health, safety, and general welfare of its citizens.

5-6-3 LAND-USE PLAN AND THE COMPREHENSIVE PLAN

A Land-use Plan is an important component of a city's Comprehensive Plan. A Comprehensive Plan provides a framework from which informed decisions can be made concerning capital spending and economic development. Together, both documents provide a systematic template to aid in:

- A. Locating future growth;
- B. Ensuring responsible development of the city's public and private facilities;
- C. Enhancing infrastructure;
- D. Providing for recreation, scenic open spaces;
- E. Preserving the city's environment and historic resources; and
- F. Affording a measure of protection as the city progresses.

5-6-4 DATA COLLECTION

- A. **Public Input⁴:** To develop a viable comprehensive and land-use plan, it is essential to glean the mood and general sense of the public. For the purpose of this document, two methods were used: a climate survey, and public forums. Together, the results of this survey and information gathered from public forums were fundamental to developing the city's comprehensive plan.
 - 1) **Community Survey:** In the spring of 2015, Rio Communities' residents were asked to respond to a community climate survey. This climate survey queried their

⁴ Yearly public input, whether from surveys, public forums or other methods, is required to qualify for federal dollars from Community Development Block Grants (CDBG); crucial to funding future city development and improvement.

concerns and preferences on a range of issues, from public safety, health and economic development; to community clean-up, roads, and recreational programs.

- 2) **Public Forums:** Over the last two years (2015-2016), six public forums and over 36-hours of posted public meetings were held.

B. Other Methods of Data Collection:

Because the city is limited in personnel and resources, the following expedient methods of data collection and resources were use:

- 1) Drive-by windshield surveys;
- 2) Aerial photographs (*Google Maps*);
- 3) Valencia County Assessor Parcel Map
- 4) Valencia County Engineering Office (Geographic Information System (GIS))
- 5) Mid-Regional Council of Governments of New Mexico
- 6) U.S. Census Bureau
- 7) American Community Survey

5-6-5 RIO COMMUNITIES LAND-USE

Presently, Rio Communities has ten zoning designations for land-use. However, the addition of a 300 acre Industrial Park (I-3) may be forthcoming, pending Council and Annexation Commission approval.

Rio Communities Land Use Legend	
R-1	Residential single-family dwelling & residential low-density dwelling land use
R-2	Residential high-density dwelling land use
MH-1	Manufactured housing subdivision land use
MH-2	Manufactured mobile home park land use
PRO	Parks, recreation and open spaces land use
C-1	Limited commercial retail or service in residential area land use
C-2	Small community-based commercial retail or service land use
C-3	Heavy community-based commercial retail or service land use
I-1/I-2	Light and medium industrial business use
I3	Heavy industrial land use
PD	Planned Development land use

As detailed earlier in the Executive Summary, Rio Communities occupies an area over 7.63 square miles (SM), or 4,886 acres. While only 16.7% of the land (814 acres) is given to

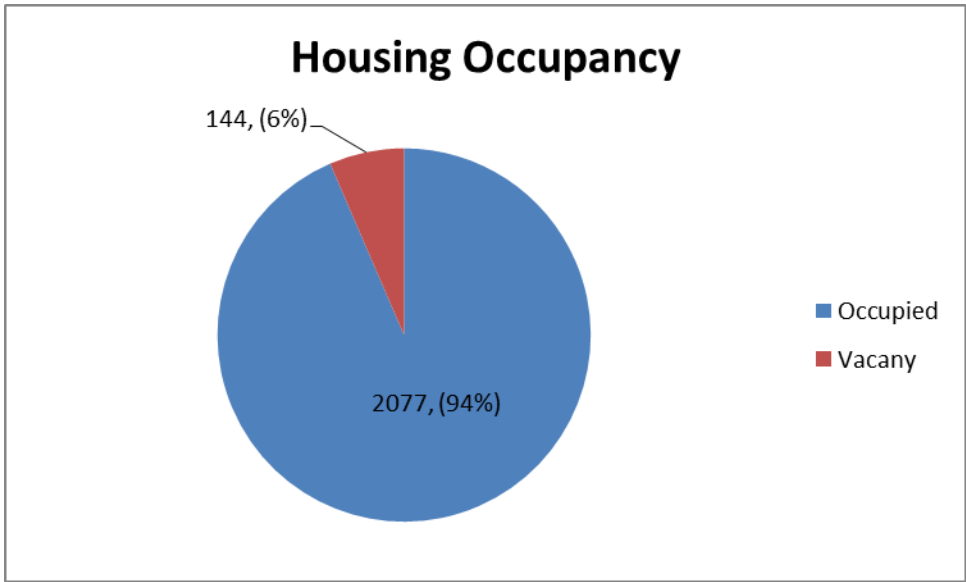
existing and well-established residential use, our residents and their homes remain our most important asset.

A. Residential Land-use:

- 1) **R-1:** Within Rio Communities there are 1,809 parcels⁵ located within the R-1 residential designator. Of these parcels 1,584, each has a single-family dwelling or home located upon the land, while 225 parcels are vacant.
- 2) **R-2:** The residential high-density district has 443 parcels of land in which 424 parcels have any combination of multi-family, or multi-dwelling units, ranging from duplex or semi-detached units and townhomes, to common or multiple apartment units.
- 3) **MH-1:** Of the 19 parcels within this designator, all have manufactured homes.
- 4) **MH-2:** There are 191 parcels, each with a single-wide manufactured home. While 140 parcels remain vacant.

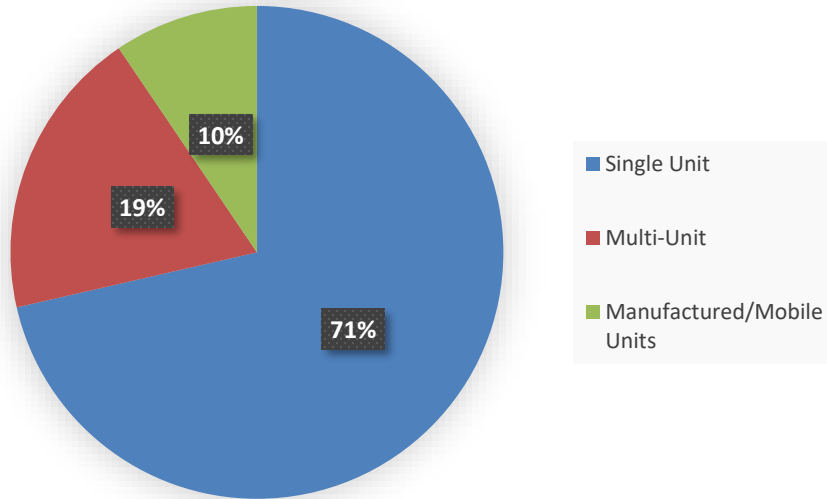
Distribution of Residential Land Use (Total Parcels = 2602)				
Land Use	Parcels w/ Bldgs.	% of parcels	Parcels w/o Bldgs.	% of Parcels
R-1	1584	60.9%	225	8.6%
R-2	424	16.3%	19	0.7%
MH-1	19	0.7%	0	0.0%
MH-2	191	7.3%	140	5.4%

⁵ In real estate, a parcel is a lot or plot of land owned or meant to be owned by one or more persons. A parcel may have one or more buildings or structures, or be completely vacant.



Housing Occupancy	
Status	Units
Occupied	2077
Vacant	144

Distribution of Housing



Distribution of Housing	
Type	Units
Single Unit	1584
Multi-Unit	424
Manufactured /Mobile Units	210

B. Commercial Land-use

Within Rio Communities there are three commercial land-use designators:

C-1 allows for a limited and small retail or service business located in a residential area, or operating from a residential home.

C-2 is intended to accommodate small community-based commercial retail or service businesses that serve both transient and local trade.

C-3 provides for larger, more intensive retail trade and commercial services.

- 1) The following chart details the distribution of parcels with buildings (whether in business or currently vacant), and those business parcels as empty lots (without buildings), and the percentage of land occupied relative to the Rio Communities' total acreage.

Distribution of Commercial Land Use				
Land Use	Parcels w/Bldgs	% of Land	Parcel w/o Bldgs.	% of Land
Low Intensity Commercial	5	0.74%	6	0.23%
Medium Intensity Commercial	32	0.61%	42	1.96%
Heavy Intensity Commercial	15	0.35%	5	0.53%

C. Industrial Land-use

- 1) **I-1/I-2:** There are currently no acres given to “light/medium” industrial use (I-1/I-2), located within the city limit. Though, as of this writing, property along Hwy 304 may be re-zoned for this land use. Nothing has been officially approved by the city council at the time of this Land-use Plan.
- 2) **I-3:** Presently, there is no land within the city limits used for Heavy Industrial functions. However, the city may propose an annexation that would provide 300 acres along Hwy 304 for this use.

D. Parks, Recreation and Open Spaces (PRO)

Unfortunately, and to the dismay of many residents, Rio Communities does not have an operational park or recreational area. However, the city does own three plots of land: ranging in size from 27.55 acres to 3.3 acres. This year (2016), a public forum and planning meetings have been convened for the purpose of developing these plots for public parks and recreational areas. There is also an initiative to acquire additional land for a larger park. Details to follow as they become available.

5-6-6 INFRASTRUCTURE

- A. Municipal Roadways:** The City of Rio Communities proper has within its jurisdictional responsibility approximately 40 miles of paved and unpaved public roadways that include 164 identified “named” streets. See Transportation Management Plan-2016 for details concerning road lengths, locations, types, and projected maintenance projects.
- B. Utilities:** All public use utilities (electric, gas, water, sewage, and refuse) are provided by private companies. Or, absent sewage, many older homes have septic tanks with leach fields that are near saturation. Additionally, there is no land-fill within the city limits.
- 1) **Solar Array:** In the early months of 2015, Public Service Company of New Mexico (PNM) constructed a 10-megawatt (MW) solar generation plant on 104 acres located at the far southeast corner of the city limits along state highway 47.
 - 2) There is a proposal to add another 100+ acre solar array sometime in 2017 or 2018.
- C. Wells, Lagoons, and Arroyos:** There is one city-owned well on the east side of town, though it is currently not operational. As with septic tanks, many older homes have wells.
- D. Communication Towers:** Two cell phone towers are located on private land within the city and a large cell tower overlay zone that is currently not in use.

5-6-7 MUNICIPAL PROPERTY AND BUILDINGS

- A. City Hall Complex:** In 2015, the City purchased a 20,000 SF facility located within the Valley Plaza strip mall along state highway 47. This facility now serves as the New City Hall Complex that houses city government office, and is currently being renovated to accommodate a future Emergency Operations Center (EOC), and various community-support functions and activities (e.g. public library, youth center, computer lab).
- B. Rio Communities Fire Rescue Department:** The City owns a multi-bay fire station located just southwest of the intersection of River Road and state highway 47. A multi-bay fire station, located in adjoining Tierra Grande Estates (5.7 miles from Rio Communities City Hall) is in the process of being donated to the Fire Station Complex. Also in the works is a 1 acre Fire Station, located in the adjoining Industrial Park. The property is currently owned by the county and negotiations are underway for shared use of this vacant facility to enhance fire safety within the Industrial Park and adjoining areas. All 3 locations are planned to become sleeping quarters for Rio Communities large volunteer EMS/Fire Department staff. Heliport facilities are being planned for all 3 locations.

5-6-8 PUBLIC AND COMMUNITY BUILDINGS

- A. Schools:** Rio Communities has one public school, La Merced, a K-6 elementary school. Students above grade 6 through 12 are served by the Belen and Los Lunas Consolidated School Districts.
- B. Churches:** There are eight churches in Rio Communities that serve varying denominations and faiths, but over 600 churches are within a 60 minute drive from the city.
- C. Cemeteries:** There are no cemeteries or funeral homes within Rio Communities.

5-6-9 Flood-Prone Areas: There are three potential flood-prone areas within the city. They are:

- A.** A small collector pool located at the northeastern boundary of the city; and
- B.** A small collector pool located at the southeast corner of the city's boundary beside the solar array; and
- C.** A larger flood zone located along the Rio Grande River and irrigation ditch between Yucca Storage and the wastewater plant, privately owned by New Mexico Water Service Company. Located within this area are two vacant manufactured homes and the wastewater plant.

5-6-10 Water

- A. In New Mexico, the availability of water is a limited and precious resource. The City of Rio Communities falls under the Middle Rio Grande Administrative Area (MRGAA) that is administered by the State Engineer.
- B. New Mexico Water Service Company provides water to over 1,800 residents in Rio Communities, one elementary school and 20 businesses by pumping and storing 1.5 million gallons of water from deep wells drilled into the Santa Fe Formation of the Rio Grande Aquifer.

	2010	2000
Population	4,723	4,213
10 Year Population Growth	12.2%	30.3%
Median Age	46.2	44.5
High School Graduates or Higher	90.5%	88.1%
Bachelor's Degree or Higher	22.0%	20.9%
Average Commute Time to Work	31.7	32.9
Median Household Income	\$43,493	\$33,125
Housing Units	2,203	1,905
Single Family Units	86.0%	85.6%
Multi-Family Housing Units	4.3%	5.5%
Mobile Homes	9.7%	8.9%
Owner-Occupied Housing Units	78.8%	72.6%
Average Household Income	2.36	2.39

5-6-11 General Demographics

Source: Mid-Region Council of Governments of New Mexico

Note on population: MRGOG's Regional-Data Survey estimates the current population of Rio Communities at 5,558, as of 2013.

5-6-12 Climate Change

- A. Climate Change is the most important (and unfortunately, least reported and considered) element in land-use planning. Given the probability that a land-use plan completed today will be largely irrelevant in one or two decades, especially if the environmental impacts and associated ecological shifts that are not addressed. Such

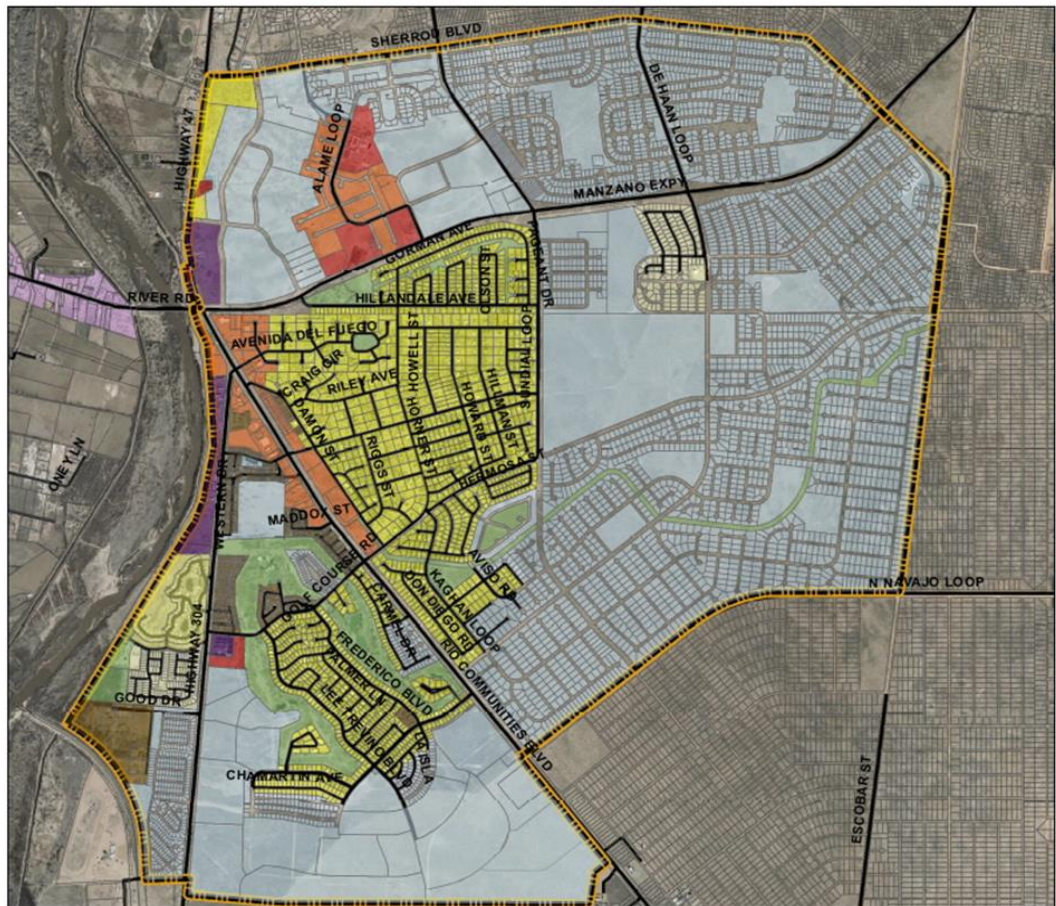
predicted impacts and shifts such as changes in temperatures, precipitation rates (drought), plant (and natural vegetation) productivity, and natural disturbances will greatly change scope and priorities of any current land-use plan.

- B. For information concerning the specific impacts of climate change on New Mexico and for preparing local communities and municipalities about the consequences of climate change, see: The White House, Office of the Press Secretary, *Fact Sheet: What Climate Change Means for New Mexico and the Southwest*, May 6, 2014, (https://www.whitehouse.gov/sites/default/files/docs/statereports/NEWMEXICO_NCA_2014.pdf)

5-6-13 Final Thoughts: Ultimately, the community and governing body of Rio Communities have many choices. With consensus, informed decisions can be made that will determine the future character of our community.

5-6-
LAND-
DATA (Maps, Table
Graphs)
REPLACE WITH
MRCOG VERSION

14
USE
and



City of Rio Communities Zoning Map

printed: 9/17/2014

Zoning Classification	
	Single Family Low Density Residential (R-1)
	High Density Residential (R-2)
	Manufactured Housing 1 (MH-1)
	Manufactured Housing 2 (MH-2)
	Limited Residential Neighborhood Retail and Service (C-1)
	Community Commercial and Retail Use (C-2)
	Heavy Community Commercial and Retail Use (C-3)
	Parks, Recreation and Open Space (PBO)
	Planned Development (P-D)
	City Communities Boundary

0 0.1 0.2 0.4 0.6 0.8
Miles



Disclaimer: This map was created by MRCOG based solely on information provided by the City of Rio Communities. Any discrepancies with this map and the content provided should be taken up with City of Rio Communities staff.

1. Municipal Boundaries and Land Uses

City of Rio Communities Comprehensive Plan ~~2017~~ 21

Addendum A:

47

Projected Road Projects

Below is a prioritized listing of intersections and roadways throughout the City of Rio Communities that have been identified as either potential hazards to public safety or, because of prolonged neglect, have either severely deteriorated and require immediate and substantial maintenance or repair, or require continued long-term maintenance to ensure surface integrity.

I. INVENTORY OF STREETS WITHIN RIO COMMUNITIES:

- A. Total of 164 Streets:
 - 1. 31.3 miles of asphalt/chip base type streets
 - 2. 0.390 miles of gravel roads streets
 - 3. 4.373 miles of dirt streets
 - 4. 2.264 miles of private streets

II. MITIGATE DANGEROUS INTERSECTIONS—STATE HIGHWAYS (WITHIN RIO COMUNITIES)

These intersections have been submitted to the 2040 Metropolitan Transportation Plan (MTP) 2040 to be included in the master list. They are awaiting funding sources.

- A. State Highway 47 at Manzano Expressway, program funding to:
 - 1. Analyze and construct an improved east turning lane at Manzano Expressway going south onto State Highway 47.
- B. Highway 47 at Nancy Lopez, program funding to:
 - 1. Construct a south-bound turning lane on State Highway 47 at Nancy Lopez;
 - 2. Construct a turning lane on Nancy Lopez onto State Highway 47;
 - 3. Install a programmed traffic light at intersection of State Highway 47 and Nancy Lopez.
- C. State Highway 304 at Golf Course Road, program funding to:
 - 1. Construct north and south-bound turning lanes on State Highway 304 onto Golf Course Road;
- D. State Highway 304 at Highway 47, program funding to:
 - 1. Reconstruct north and south-bound turning lanes from Highway 304 onto Highway 47.
- E. State Highway 304 at Vista Del Rio, program funding to:
 - 1. Construct a turning lane from Highway 304 westbound turning onto Vista Del Rio.

III. MITIGATE DANGEROUS INTERSECTIONS – STATE HIGHWAYS (OUTSIDE CITY LIMITS)

- A. At 1951 (Solo Cup Plant) of State Highway 304, program funding to:
 - 1. Construct a turning lane at 1951 onto State Highway 304;

2. Install a programmed traffic light at intersection of 1951 and State Highway 304;
3. Provide sufficient street light at and along intersection.
4. Rio Communities should stay active in asking the county to ensure adequate safeguards are put in place to maintain safe proper flow along Highway 304 and Highway 47 within the city limits.

IV. ASSESS AND IDENTIFY THE WORST 25 INTERSECTIONS IN THE CITY FROM A ROAD SURFACE AND A HAZARDOUS SITUATION STANDPOINT:

- A. Manzano Expressway and Hillandale, program funding to:
 1. Construct a turning lane on Manzano Expressway turning south onto Hillandale;
 2. Install a programmed traffic light;
 3. Provide sufficient street lighting at and along intersection.
 4. Funds to complete this project should be pursued through TIP, NMDOT and/or grants.
- C. Grade all intersections within the city by the PASER system to determine the priority with which to do repairs.
- C. Enlist NMDOT in resurfacing 25 key intersections with the worst surfaces.
 1. Grade all intersections in the city, using the Paser Asphalt grading system.
 2. List the 25 worst intersections.
 3. Work with NMDOT to methodically get the system in place (using the 75% state & 25% local funds).

V. START A LONG TERM PLAN TO REPAIR/RESTORE ALL FAILING ROAD SURFACES WITHIN RIO COMMUNITIES

- A. Refine/update the current PASER grading system to assess condition of the streets in Rio Communities.
 1. Secure Federal/State and other funds to resurface/topcoat the 31.4 miles of streets within the city.
 2. Assess and identify the most appropriate method of repair;
 3. Pursue program of funding repairs based on the least dollars matched by the city.
 4. Allocate streets evenly throughout city – repairing streets in all sectors.
 5. A high priority for repair/restore will be given to Golf Course Rd, Hillandale (from Manzano Expressway to Horner) and Horner (from Hwy 47 to Hillandale).
 - a. Use ICIP and Capital Outlay funds to maintain/resurface Horner to Hillandale to Manzano Expressway corridor.
 - b. A combination of Federal grants and NMDOT projects should be tapped to maintain/resurface Golf Course Road.
 6. Pursue a partnership agreement with NMDOT to upgrade the road surface integrity and drainage on Manzano Expressway from Highway 47 North to the Rio Communities city limit.
 - a. NMDOT funds and grants should be pursued to accomplish this work.

- b. Rio Communities should work with NMDOT to help convince Valencia County to trade responsibility of maintaining Hwy 47 for Manzano Expressway. This should be a priority, because Manzano Expressway under NMDT control will make it easier for Manzano Expressway to be improved.

NOTE: SEE TRANSPORTATION PLAN FOR YEARLY DETAILS

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Addendum B:

Lighting Projects

Below is a listing of existing public lighting found throughout the City of Rio Communities. All lighting is currently located along Highway 304, Highway 47 and Golf Course Road, and with only 2 lights found outside this corridor.

The proper distribution and style of lights within the City, together with long term plans to obtain additional properly placed lights, is an item most often requested by our residents.

Additionally, the proper method of funding and maintaining streetlight systems is also a focus of this addendum.

The goal is to provide adequate and economical lighting for Rio Communities that improves safety to the community while not inhibiting our “night-sky” viewing.

I. INVENTORY OF STREETS WITHIN RIO COMMUNITIES:

A. Total of 101 Lights:

1. 74 lights – LAB3 (Single Light – Hwy 304 & Golf Course Road) City owned
2. 25 lights – LWB3 (Double Light – Hwy 47) City owned
3. 1 light – LCB2 (35’ Wood) PNM owned
4. 1 light – LAA2 (Fixture Only) PNM owned
5. 4 lights – Chamesa Pole Lights – pending acceptance

II. EVALUATION OF CURRENT AND FUTURE LIGHTING REQUIREMENTS:

A. Establish current and future street lighting needs outside existing corridor?

1. Establish minimum lighting requirements for Rio Communities.
2. Establish a clear mechanism for adding lights to the system.
3. Establish a clear mechanism for obsolescing lights in the system.
4. Evaluate types of lights that can be added to the system. Keep the focus on lights that add minimum impact on the night skies and add improved efficiency to the system. Evaluate all common options.
 - a. Explore pricing for adding conventional power lights and bulbs to the system.
 - b. Explore pricing for upgrading to new technology lighting that uses alternate bulbs and conventional electrical power.
 - c. Explore pricing for solar types of lighting for the system.
5. Using the lighting matrix generated from the above subparagraph A1, determine the quantity of lights necessary to provide adequate lighting for the entire city.
 - a. Determine the number of lights that Rio Communities budget can support adding on a yearly basis.

- b. Come up with a system of choosing sights to place new lights. Recommendation is to find a way to involve the community in choosing these locations.
 - c. Start work on a mechanism of applying for a grant from state/federal/private sources. This may be long-term project and probably matching funds.
- B. What are the needs for lighting along Hwy 304, Hwy 47 and Golf Course Road?
 - 1. What would be the pricing of upgrading to new technology lights that use existing electrical power?
 - 2. Explore pricing for upgrading or replacing existing lights with solar lights.
 - 3. Using minimum lighting requirements along these corridors, evaluate removing lights to get close to this goal.

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Addendum C: **Signage for City**

Below is a listing of existing signs found throughout the City of Rio Communities. All advertising signs located along roadways and streets within Rio Communities are the responsibility of the respective landowners.

All informational or regulatory signs within the city limits, except those along Hwy 47 and Hwy 304 are the responsibility of the City.

The goal is to provide an adequate number of signs that are legible and properly illuminated to enhance and improve both safety and appearance within the community.

I. INVENTORY OF REGULATORY/TRAFFIC SIGNS WITHIN RIO COMMUNITIES:

	Replaced 2016	Replaced 2016
A. Total of 444 signs:		
1. Stop - 179	109	7. Dead End - 15
2. Stop Ahead – 12	10	8. Slow, Children at Play - 27
3. Yield – 0		9. Curve ahead - 9
4. Neighborhood Watch* – 22		10. Pedestrian Crossing - 2
5. Speed Control – 47	12	11. Miscellaneous - 4
6. Load Limit – 0		12. Street Signs - ??
		188

I. EVALUATION OF REPLACEMENT SIGNS NEEDED FOR RIO COMMUNITIES:

- A. Establish current and future needs for signage – not including Hwy 47 & Hwy 304?
 - 1. Establish minimum signage standards (MUTCD and reflectance) for signs within Rio Communities.
 - 2. Establish a clear mechanism for adding signs to the system.
 - 3. Establish a clear mechanism for obsolescing signs in the system.
 - 4. Evaluate quality of signs that will be added to the system. Keep the focus on quality over time and reflectance of the signs. Involve Fire Department in this process, because they must find houses/businesses in reduced lighting conditions. Evaluate all common options.
 - 5. Start a program to standardize sign poles.
 - a. Standardize height with which signs are mounted. Refer to MUTCD or other accepted standards.
 - b. Standardize positions used when multiple signs are mounted on same pole.
 - c. Standardize how poles will be placed in the ground.
 - d. Standardize placement of sign poles in relation to streets.
 - Part of a Neighborhood Watch Program – not in place January 2017

II. STANDARDIZE SIGNAGE OF MARKING HOUSES AND BUSINESSES.

- A. Marking of curbs with house/business numbers should be standardized.
 - 1. Using MUTCD or other reflectance standards, control the paint that is allowed to be used to paint numbers on the curb. The fire department should provide input on this matter, since it involves safety and their response to calls.
 - 2. Emphasis should also be placed on durability of the paint used. Thought should be given to standardizing the brands of paint that is allowed.
 - 3. The size of the numbers should be standardized and the ability to add symbols to the marking process.
- B. Standardization of replacement or new numbers placed on the house or business structure should occur. This is a safety issue for the fire/police/responders and will aid or hinder their ease of response.

COMPREHENSIVE PLAN 2017 21

ADDENDUM D:

Rio Communities Climate Survey

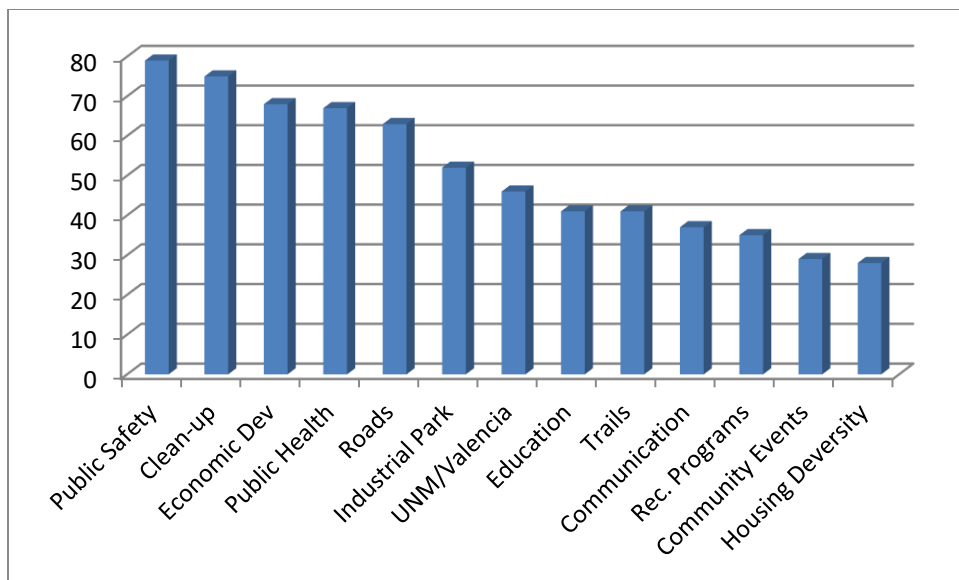
Shortly after voting to incorporate, the Planning and Zoning Commission conducted a Climate Survey in an effort to assess the needs and desires of Rio Communities' residents. The results of this survey were integral in developing and writing this Comprehensive Plan.

Ideally, the intent of any community climate survey is to glean from the general public an understanding of their wants and concerns based on specific questions. And, as with any survey, results are generally considered valid only to the extent that participation represents a cross-section of residents from the community. To this end, copies of this survey were disseminated randomly over a period of several months to 500 adult residents of Rio Communities (10% of the population), either at public meetings or door-to-door, and when available, by email. The response rate (those surveys that were completed and returned), was 20%, a rate significantly higher than the typical response rate of 10-15% for such a climate survey (U.S. Census Bureau)

The survey addressed of the following 13 issues or concerns. The respondents were asked to prioritize each issue or concern on a continuum with a rating of 5 being most important, to 1 being the least important.

1. Increased public participation in municipal function through better communication.
2. Maintain and support continued diversity in housing/dwellings.
3. Continue and expand neighborhood trash, weed, brush, disabled vehicle and scrap metal clean-up.
4. Increase public safety and decrease property crime and other illegal behavior.
5. Encourage excellence in K-12 education by increasing public awareness and participation in school activities.
6. Support expansion of UNM/VC [University of New Mexico Valencia Campus], and promote job
7. creation and training partnerships with private enterprise.
8. Support economic development, retail business expansion, service industry and entrepreneurial endeavors.
9. Encourage industrial park growth through expansion and job creation.
10. Start process for recruiting Health Clinic operator and expansion of health care professionals, medical providers and services.
11. Create a recreational program for youth and adult activities.
12. Increase hiking trails, walking paths, walkways, bile ways, outdoor recreation spaces (parks) and facilities— quality of life enhancement issues.
13. Support community events, entertainment, festivals, arts, theater and social interaction.
14. Improve infrastructure of roadways, streets, highways and drainage areas,

The results, as graphed below, indicate the general importance of the issues as perceived by Rio Community residents.



General Climate Survey Results

Clearly, Public Safety rated highest in importance at 79%, with city clean-up efforts coming in a close second in importance at 75%. Other concerns that rated high (> than 60%) were Economic Development, Public Health Options, and the deterioration of our public roads.

Below is the rating distribution from respondents for each issue or concern.

Rating Score	5	4	3	2	1
Public Safety	79	7	2	2	5
Clean-up	75	11	3	1	4
Economic Dev	68	15	6	1	4
Public Health	67	12	6	4	5
Roads	63	16	10	3	3
Industrial Park	52	18	7	3	8
UNM/Valencia	46	16	17	7	6
Education	41	17	15	12	10
Trails	41	21	14	5	4
Communication	37	24	18	6	9
Rec. Programs	35	26	13	6	8
Community Events	29	31	18	5	8
Housing Deversity	28	19	24	8	9

COMPREHENSIVE PLAN 2017-21
ADDENDUM E:
Rio Communities: A Story in Picture

New Mexico is justly unique and diverse, and Rio Communities is but a piece of this intricate tapestry; where wonders are woven that reveal its natural beauty, its solitude and reverence for heritage; where ideals and aspirations are reflected and measured respectfully in its storied past.



Equally important is the realization that Rio Communities, though blessed with such advantages, it at



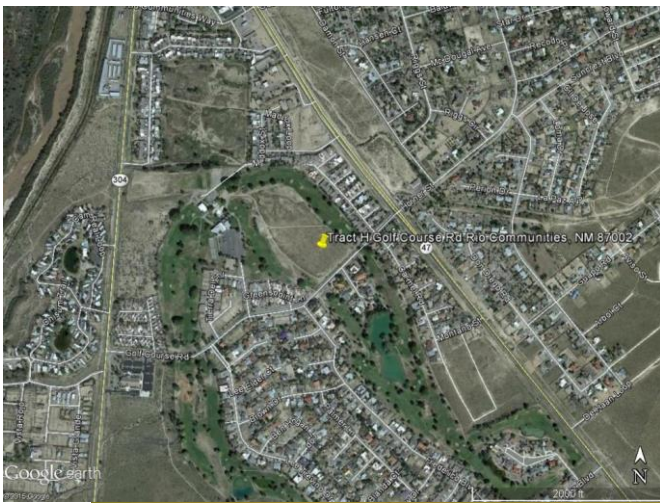
the same time, a community that has been in decline for many decades. To this point, its future falls to responsible governance and the full participation of a concerned citizenry.











~~City of Rio Communities, New Mexico~~

~~Ordinance No: 2015-40~~

~~AMENDMENTS~~

**~~TITLE: AN ORDINANCE AMENDING OR ADDING TO MUNICIPAL ORDINANCE NO. 2015-36
(CHAPTER 5, COMPREHENSIVE PLAN) (Addendum C)~~**

~~AMENDMENT 1: Article 5-1 Entire contents~~

~~A. Replace entire contents under 5-1 with the following:~~

~~III. INVENTORY OF REGULATORY/TRAFFIC SIGNS WITHIN RIO COMMUNITIES:~~

~~— A. Total of 444 signs:~~

7. Stop signs — 179	7. Dead End signs — 15
8. Stop Ahead signs — 12	8. Slow, Children at Play signs — 27
9. Yield signs — 0	9. Curve ahead signs — 9
10. Neighborhood Watch signs — 22	10. Pedestrian Crossing signs — 2
11. Speed Control signs — 47	11. Miscellaneous signs — 4
12. Load Limit signs — 0	

~~PASSED, ADOPTED AND APPROVED this 8th day of September, 2015 by the Governing Body of the City of Rio Communities.~~

City of Rio Communities Governing Body

Mark Gwinn, Mayor

Mary Lee Serna, Councilor Mayor Pro temp

Robert Chavez, Councilor

ATTEST:

Margaret (Peggy) Gutjahr, Councilor

Frank Stasi, Councilor

Elizabeth (Lisa) Adair, Municipal Clerk

~~Date: 06-23-2015~~
~~City of Rio Communities, New Mexico~~
~~Ordinance No: 2015-36~~

~~CHAPTER 5: COMPREHENSIVE PLAN~~

~~PASSED, APPROVED AND ADOPTED~~ this 23rd day of June, 2015.

~~City of Rio Communities Governing Body~~

Mark Gwinn, Mayor

Mary Lee Serna, Councilor Mayor Pro-temp

Robert Chavez, Councilor

Margaret (Peggy) Gutjahr, Councilor

Frank Stasi, Councilor

ATTEST: _____

Elizabeth (Lisa) Adair

City of Rio Communities Comprehensive Plan 2017

Addendum G: Comprehensive Plan Checklist

	Rating Scale is 1-5 (1 being lowest of importance & 5 being most important)	Average				
GOAL	FOSTER AN INFORMED CITIZENRY BY ACTIVELY ENGAGING & RESPONDING TO RESIDENTS	2015-2017	2018-2020	2021-2022	2023-2025	In Progress
1.01	The City will encourage residents to be active participants by taking personal responsibility in the development of the City's vision.		3.3	3.3	3.3	
1.02	Cultivate an informed public by disseminating information about their responsibilities on issues of public health, safety and nuisances as identified in the City's Code of Ordinances. Use Code Enforcement Officer to educate the public on the following topics:					
	1) Chapter 9: Animal Control					X
	2) Chapter 11: Health and Safety (e.g. Open Burn, Firearms & Fireworks)					X
	3) Chapter 13: Public Peace, Morals and Vice (e.g. Refuse, Waste, Illegal Dumping, Graffiti)					X
	noise.					
1.03	The City will encourage community volunteers and local experts to share their expertise in the development and implementation of City and community projects and programs that advance the City's vision.					X
1.04	The City will urge residents to form local committees that address issues that directly impact their neighborhoods; build consensus among their neighbors and propose solutions to the City's governance.		3.0	3.0	3.0	
1.05	To encourage public input and ensure adequate lead-time, the City shall post conspicuously at public locations, and at least fourteen (14) days before, notification on information concerning all City initiatives.	X				
1.06	City business shall be maintained, updated quarterly, and made available to the public on the City's web site at: www.riocommunities.net	X				
1.07	The City shall establish a phone contact listing to notify concerned residents of urgent, or pressing and unscheduled city business.					X
1.08	City governance shall acknowledge public comments and provide feedback within 10 working days, to all residents who introduce an idea, or provide input about any City-related project, program, or other activity.		2.5	2.5	2.5	
1.09	The City shall keep informed of resident's preferences and attitudes on current or future issues by conducting on-going climate surveys.		1.7	1.7	2.0	
1.10	The City shall evaluate regularly, methods used to communicate between the city government and residents, to ensure or enhance their effectiveness.					X
1.11	The City shall publish and deliver, or make available to all Rio Communities' residents, a tri-annual newsletter.					X
1.12	The City shall develop <i>smart phone</i> applications that allow public access to city policies, plans, initiatives and all relevant city data.		4.0	3.0	3.0	
1.13	The City shall post signage throughout the community of forthcoming public announcements.					
Page 1						

GOAL 2	COMPLANE AND DEVELOP A SAFE COMMUNITY	2015-2017	2018-2020	2021-2022	2023-2025	In Progress
2.01	Enhance police presence in Rio Communities by negotiating with the county to increase patrols by Valencia County Sheriff's Department and with the State Highway Patrol local division to increase patrol frequency in Rio Communities and surrounding areas.	X				
2.02	Provide at no cost to the Valencia County Sheriff's Department, a law enforcement substation in the new municipal complex.	X				
2.03	Create and support a Neighborhood Watch Program.		2.0	2.7	2.0	
2.04	Support efforts made by the Rio Grande Estates Fire Department (RGEFD) in upgrading their Insurance Service Office (ISO) rating.	X				
2.05	Support efforts made by the RGEFD and associated Emergency Medical Services (EMS) to upgrade equipment to current approved standards through the use of appropriate capitalization and depreciation methods.					X
2.06	Support efforts of the RGEFD and associated EMS groups that ensure training and staffing levels are maintained at optimal levels.	X				
2.07	Establish a RGEFD substation with a chemical and hazardous material (HazMat) response team in the industrial park district.		1.0	1.0	1.0	
2.08	Improve response times for fire and other emergencies/911 services through an Address Standardization Policy.					
	1) Survey and create an accurate list of existing residential and commercial addresses.					X
	2) Identify duplicated, redundant, or ambiguous street names, and non-sequential or haphazard numbered addresses.		2.5	2.5	2.5	
	3) Apply for federal grant (Department of Homeland Security) to implement the Address Standardization Policy.		3.5	3.5	3.5	
2.09	Establish an Emergency Operations Center (EOC) in the municipal center complex (City Hall), or other appropriate venue. Work with Rio Grande Fire Department and Emergency Medical Systems to establish administrative offices in City Hall as a first step in setting up this EOC.		2.0	2.0	2.0	
2.10	Encourage participation with Valencia County's Emergency Operations Center in creating a Comprehensive Emergency Management Plan for Rio Communities and its surrounding jurisdictional area. Establish and maintain facilities that support the implementation of this plan.		2.0	2.0	2.0	
2.11	Create safe traffic flow patterns along thoroughfares and intersections, by the adequate and conspicuous posting of appropriate traffic signs.					X
2.12	Identify and maintain lines of sight at all intersections. (1) Clear lines of sight intersections at or along school bus routes as first priority.					X
2.13	Construct covered shelters at school and public bus stops.		1.5	2.3	2.3	
2.14	Provide clearly marked pedestrian crosswalks, sidewalks, other public pedestrian walkways, and bicycle trails.		3.3	2.5	2.5	
2.15	Identify and mitigate all potentially dangerous intersections.		3.3	3.3	2.5	
2.16	Working with the New Mexico Department of Fish and Game, seek a legal ban on the discharge of firearms and all hunting within the jurisdictional boundaries of Rio Communities. [1]	X				
Page 2						

GOAL 3: CREATE AN AESTHETIC COMMUNITY		2015-2017	2018-2020	2021-2022	2023-2025	In Progress
3.01	Institute a public awareness program of existing nuisance and trash accumulation ordinances.					
3.02	Develop and maintain a community clean-up program.					
3.03	Implement a graffiti prevention and clean-up program (focus on youth, paid or volunteers).		1.5	2.7	1.5	
3.04	Encourage cleaning (trash removal), infill and development of vacant lots with suitable low-maintenance landscaping that mitigate weeds. Encourage the planting of native plants and vegetation in vacant lots and open spaces.					X
3.05	Develop and implement an abandoned building revitalization program.		2.5	3.0	2.5	
3.06	Develop and implement a home maintenance program to assist home-owners in need (e.g. seniors, disabled, or low-income families), and the general maintenance of their homes, and upkeep of their property.		2.5	2.5	2.5	
3.07	Develop and implement a Highway Beautification Plan for roadways, medians, and intersections. 1) Maintain and show roadways and right-of-ways to property lines.					X
3.08	Pursue grant funding to replace all "STOP" and street signs with standardized poles and highly reflective materials as approved in the Manual on Uniform Traffic Control Devices (MUTCD).		2.3	1.5	1.5	
3.09	Partner with Belen Public School System and UNM-VC to create a volunteer work force to aid in clean-ups along public right-of-ways.		2.5	3.3	2.5	
3.10	Support the development of Neighborhood Beautification Programs. 1). Identify each neighborhood with signs and encourage unity through distinctive landscaping or other means.	X				
3.11	Develop community gardens as a means to improve neighborhood aesthetics and cohesion, and as a source of fresh produce for higher housing density areas.	X				

GOAL 4: DIVERSIFY LOCAL ECONOMY		2015-2017	2018-2020	2021-2022	2023-2025	In Progress
4.01	The Economic Development Committee of Rio Communities shall be tasked with creating economic incentives for companies, large and small, to start businesses in Rio Communities through Local Economic Development Act (LEDA) and any other grant programs as available. For direction, see NMSA 1978, 15-10-1 through 15-10-13.		2.5	3.0	2.5	
4.02	The Economic Development Committee shall create a plan directed at LEDA activities permissible under New Mexico statutes.		3.7	3.3	3.0	
4.03	The Economic Development Committee shall explore methods that increase gross receipt taxes (GRT), property values, and increase the volume of services necessary for the residents of Rio Communities.					X
4.04	The Economic Development Committee shall create a separate economic development website (link to city webpage). to enhance visibility and advertise new business opportunities.					X
4.05	Investigate and implement necessary procedures for new zip code assignment for Rio Communities					X
4.06	Develop a "city center" concept around the new municipal multipurpose complex that encourages small service oriented business and specialty shops.					X
4.07	Establish a cultural and tourism "Welcome" center in or around the new municipal multipurpose complex. Encourage arts in the center.		2.5	2.7	2.7	
4.08	Establish a program that promotes special events, festivals, arts and crafts, fairs, farmer's markets, and other activities that specifically promote local business.		3.0	3.0	2.7	
4.09	Develop an industrial and commercial marketing plan that includes the benefits of the railroad spur in the area.		4.0	4.3	4.0	
4.10	Develop a retail stabilization and improvement plan for the city and surrounding area. The plan should comply with the Zoning Code to ensure proper grouping of compatible types of business operations.		3.0	3.0	3.0	
4.11	Create a residential revitalization plan that promotes residential neighborhood assets, increases property values and sustains growth. Identify all vacant houses and vacant lots that have potential resale opportunities.		3.7	3.7	3.5	

4.12	Conduct an inventory of current and potential workforce needs (expected training levels) at the industrial park, to include salary requirements and acceptable driving/commuting radii.					X
4.13	Promote retail growth conducive to and supported by our current 5000+ population; that controls retail leakage and encourages satellite consumers.		3.0	3.0	3.0	
4.14	Pass LEDA Ordinance as a possible method of funding recruitment of businesses to Rio Communities and overall economic development within the City and within LEDA legislation to encourage relocation of commerce to the city surrounding area. Evaluate all available programs.		3.0	3.0	3.0	
4.15	Create an inventory of all potential and readily available commercial property.					
	1) Identify properties that are easily accessible from main thoroughfares and supported by existing infrastructure.	X				
	2) Identify properties that have the potential for being rezoned to commercial or industrial zones.	X				
4.16	Create an inventory of readily available vacant residential property. Work with local with local realtors in developing a strategy for marketing these properties.		3.0	3.0	3.0	
4.17	Develop a list of businesses by type that would benefit our population and immediate drawing area from both a labor force and available housing standpoint.					
	1) Develop a plan to actively attract the types of businesses that could utilize a local railroad spur and not overwhelm local traffic patterns.		3.5	3.5	3.5	
	2) Economic Development Committee of Rio Communities will establish an appropriate list of targets that is consistent with this Comprehensive Plan and have the Governing Bodies approval.		3.0	3.0	3.0	
4.18	Develop a strategic partnership with UNM-VC with the objective of improving economic development. 1) Establish a mentor program.		3.5	3.5	3.5	
4.19	Create small business incubators, through grants, designed to increase opportunities for start-up companies (use Taos and Socorro as templates). Use LEDA, private grants or private investor funding to establish these programs.					
	1) Establish a simple small business incubator-type program by obtaining several small buildings that could be rented inexpensively that promote new small start-up businesses.		4.0	4.0	4.0	
	2) Establish a common kitchen approach for those who wish to manufacture goods for sale.		4.0	4.0	4.0	
	3) Establish a garage or shop rental approach for those who wish to rent space on a per hour basis.		4.0	4.0	4.0	
4.20	Establish relationships with other area economic development groups to find common ground for cooperative programs.		3.5	3.5	3.5	
4.21	Develop a strengths, weaknesses, opportunities, & threats (SWOT) analysis for Rio Communities. (See Grant County Market Assessment at: http://grantcountynm.com/economic_development/Grant%20County%20Market%20Assessment%20FINAL.pdf)		2.5	2.5	2.5	
4.22	Review and evaluate local economic development tax on gross receipts as a method to finance initiatives.		2.5	2.5	2.5	
4.23	Continue updating of development and zoning ordinances, by controlling the mix of land uses in the city. Take advantage of economic changes within the area.					
	1) Current ordinance was passed in 2014.	X				
	2) Maintain current and future land use maps of the city and area.	X				
4.24	Work with media from Albuquerque to establish a positive image of Rio Communities and distinguish it from negative image of Valencia County.		2.5	2.5	2.5	
4.25	Work with UNM-VC and other agencies to help local labor force to obtain GEDs as a means to upgrade current labor force.		4.0	4.0	4.0	
4.26	Work aggressively with UNM-VC and Belen School System to provide educational training that will improve salaries of local workforce and attract businesses that utilize highly skilled workers.		4.5	4.5	4.5	
4.27	Promote the development of business associations.		3.5	3.5	3.5	
4.28	Work with NMDOT to place signs on Highway I-25 and Business I-25 directing traffic to Rio Communities.					X

4.29	Establish a renewable energy program that targets both residential and commercial use of sustainable energy sources. Continue working with Solar Overlay Zones to recruit additional clean energy sources to our vacant lands. Establish additional Zones as needed.					X
4.30	Project future land uses in a plan that includes both present and future development. Projections should include development of industrial zones and annexation of Rio Grande Industrial Park which is contiguous to Rio Communities boundaries. Rio Communities is capable of providing key services.					

	a. Help to define a program that will help residents respond to individual life-altering events like stroke/heart attack/broken bones and others that dramatically alter people's quality of life. Use fire department 911 call list to help prioritize this program.		2.0	2.0	2.0	
	b. Further define health response to catastrophic community events like floods/fires/explosions/earthquakes and others that require triage centers and significant health care. Expand on County Emergency Management Plan that is specific to Rio Communities.		2.0	2.0	2.0	
6.08	Establish educational programs that target all ages, but with primary focus on aging adults and their related health issues.					
	1) Establish a diabetic program,		2.5	2.5	2.5	
	2) Make available brochures on healthful food preparation,	X				
	3) Information of available options for obtaining medications or prescriptions that also includes a program that monitors compliance.		2.5	2.5	2.5	
	4) Information of available help in emergencies.		2.5	2.5	2.5	
	5) Provide information on availability of transportation options for medical appointments (especially elderly and low-income).		3.0	3.0	3.0	
6.09	Establish exercise programs targeted to older adults.		2.5	2.5	2.5	
6.10	Research and make available to all residents (especially our aging population), a variety of healthcare service.		2.5	2.5	2.5	
6.11	Use results of the pending health-care survey to identify the types of health care needs in our community.	X				

GOAL 7: EXPANDED EXPANDED EDUCATIONAL OPPORTUNITIES		2015-2017	2018-2020	2021-2022	2023-2025	Progress
7.01	Identify issues and concerns of students and parents at La Marced that are rightly within the purview of City governance. 1) Partner with La Marced to improve math/reading skills (tutorial/mentorship program with seniors).		3.5	3.5	3.5	
7.02	Partner with UNM-VC to develop work-related educational opportunities for Rio Community residents. 1) Employer training programs, especially those businesses in close proximity to Rio Communities.		3.5	3.5	3.5	
7.03	Identify the extent of adult illiteracy through 2010 census data and the Valencia County Adult Literacy Group. Establishing a program, as needed. Develop education programs for all ages through City Hall.		3.5	3.5	3.5	
7.04	Research availability of federal, state and private funds that promote various educational opportunities for young or old; work-related or continuing education.		3.5	3.5	3.5	
7.05	Establish a library development committee with the goal to create a pleasant and modern library system that has a wide-range of materials available for all ages. Explore availability of grants as funding sources.		3.0	3.0	3.0	
7.06	Expand influence through closer relationship with local school board member.		3.0	3.0	3.0	

GOAL 8: IMPROVE ENHANCE YOUTH ACTIVITIES		2015-2017	2018-2020	2021-2022	2023-2025	Progress
8.01	Recommend as a starting point, the use of the new Municipal Multipurpose Complex to support indoor youth activities.		2.5	2.5	2.5	
8.02	Establish a volunteer committee tasked with exploring, defining and acquiring available large spaces for baseball, basketball, soccer and others similar outdoor activities. Committee would also be responsible for establishing an equipment list based on space acquired.		3.0	3.0	3.0	
8.03	Partner with surrounding area youth programs.		2.5	2.5	2.5	
8.04	Create a master plan for youth recreation.		3.0	3.0	3.0	
8.05	Survey Rio Communities' youth population (5-8, 9-11, 12-15 and older) about their interests and desires for recreation activities.		2.5	2.5	2.5	

8.06	Establish a working relationship with La Marced Elementary School and the Belen School District for use of their existing sports fields and other venues.		2.5	2.5	2.5	
8.07	Determine the level of current participation of Boy Scouts, Girl Scouts and other youth based groups and create an environment for their continued active growth in Rio Communities activities.		3.0	3.0	3.0	
GOAL 1 ENCOURAGE DIVERSITY IN HOUSING		2015-2017	2018-2020	2021-2022	2023-2025	Progress
9.01	Maintain present level of diverse yet affordable housing options.		2.5	2.5	2.5	
9.02	Encourage future development that is commensurate with surrounding areas one-of-kind housing options.		2.0	2.0	2.0	
9.03	Encourage the development of smaller affordable housing options that are similar to, or create a balanced blend of unique architectural elements that complement the surrounding areas.					
	1) Develop small affordable apartment (duplex/quadrplex) complexes designed to accommodate housing needs of UNM-VC students.		2.5	2.5	2.5	
	2) Explore and develop, as necessary, affordable day-care options for UNM-VC students.		2.0	2.0	2.0	
9.04	Encourage the development of additional adult living housing units within Rio Communities. Pursue Federal Grants to finance construction.		2.0	2.0	2.0	
9.05	Create programs through Economic Development to market Rio Communities as a destination location for assisted living centers. Smaller group construction spread throughout city should be the primary focus.		2.0	2.0	2.0	
9.06	Enlist commercial developers to recruit conventional nursing homes to build in Rio Communities. Focus should be on our demographics as a retirement center.		2.0	2.0	2.0	
9.07	Recognize trending in housing for a large segment of the population is away from large lot single-family subdivisions to smaller multi-family dwellings that have more efficient land use.		2.0	2.0	2.0	
9.08	In-fill should be encouraged, with an emphasis on increased housing density.		3.0	3.0	3.0	
GOAL 2 IMPROVE PUBLIC MOBILITY AND TRANSPORTATION		2015-2017	2018-2020	2021-2022	2023-2025	Progress
10.01	Seek the development of additional bus routes for UNM-VC student living in Rio Communities.		2.0	2.0	2.0	
10.02	Promote use of "Park and Ride" at Municipal Complex.					X
10.03	Explore parking for Park and Ride at destination (nickel cars) and Isleta or International Sunport to off-set cost of commuting, and attract a new pool of commuter home-owners.		2.0	2.0	2.0	
10.04	Encourage increased Rail Runner service.		1.5	1.5	1.5	
10.1	Establish new bus routes for commuter Park and Ride.					X
10.06	Connect bikeways between Rio Del Oro bikeway and UNM-VC. 1) Research legal restrictions of moped use public bikeways.		1.5	1.5	1.5	
10.07	converting Manzano Expressway to a State Road.					X
10.08	Work with Planning and Zoning to create a standard for all new or replacement sidewalks to be a minimum of 6 feet in width to better accommodate people with disabilities.		2.5	2.5	2.5	
10.09	Work with Rio Metro to establish space within the new City Hall complex to improve comfort and safety for those awaiting bus services.					X
GOAL 3 CREATE RECREATIONAL ACTIVITIES		2015-2017	2018-2020	2021-2022	2023-2025	Progress
11.01	Sponsor fun runs and walks (e.g. Salt Road Marathon or Plastic-man Triathlon)		3.0	3.0	3.0	
11.02	Sponsor bicycle weekend rides (e.g. Manzano Hwy 37, and Hwy 304 67		3.0	3.0	3.0	
11.03	Support "Heart Healthy" events (e.g. Family walks along established trails.		2.5	2.5	2.5	
City of Rio Communities Ordinance 2015-06		COMPREHENSIVE PLAN				

11.04	Promote “Stargazing” Weekend Events.		3.0	3.0	3.0	
11.05	Promote Local and International Food Bizarre.		3.0	3.0	3.0	
11.06	Advertise and Promote Golf Tournaments at the Country Club, with particular attention given to youth participation.		2.5	2.5	2.5	
11.07	Partner with Socorro in promoting a “Crane Festival” and locally, bird watching along the Soil Conservation District.		3.0	3.0	3.0	
11.08	Sponsor photo workshops/weekend competition, utilizing UNM-VC college staff for assistance.		3.0	3.0	3.0	
11.09	Sponsor monthly “Movies Under the Night Sky” during summer months.		3.0	3.0	3.0	
11.10	Work toward joint use of recreational facilities in the public schools and any governmental agency that work with us.		3.0	3.0	3.0	
11.11	Develop trails for running, jogging and walking either as stand-alone facilities or part of a recreational complex.		2.5	2.5	2.5	
11.12	Add picnic sites and parks designed for all ages, including very small children. Funding sources should range from legislative to private donations.		3.5	3.5	3.5	
11.13	Develop a master plan for all types of recreational activities, including possible acquisition mechanisms. Secure a wide range of input from youth to senior citizens.		3.5	3.5	3.5	
11.14	Develop a summeryouth activity program that utilizes existing local facilities. Work with UNM to secure summer students to oversee the kids in a mentoring program. Arrange transportation through Rio Metro or other local companies.		3.0	3.7	3.0	
11.15	Work toward an adult and senior volunteer program to help oversee youth recreational programs.		3.0	3.0	3.0	
11.16	Work with Middle Rio Grande Conservancy District to develop an over-all open space plan that includes our city and highlights the Rio Grande River.		3.0	3.0	3.0	
11.17	Work with Valencia County, Belen and Tome to develop nature trails that benefit the entire region.		3.7	3.7	3.7	
11.18	Create a volunteer committee of volunteers accountable to the governing body to help with events.		3.0	3.0	3.3	
11.19	Solicit existing businesses and other institutions (churches, schools), to volunteer their respective facilities in support of youth activities.		3.0	3.3	3.3	

		2015-2017	2018-2020	2021-2022	2023-2025	Progress
GOAL 7: 7.1 PRESERVE OUR CULTURAL HERITAGE						
12.01	Promote regional, citywide and neighborhood arts and cultural events, activities and educational endeavors.		3.5	3.5	3.5	
12.02	Identify and obtain funds to promote the arts and cultural activities in Rio Communities.		3.5	3.5	3.5	
12.03	Provide the Municipal Multipurpose Complex City to support art and cultural activities.		3.0	3.0	3.0	
12.04	Develop a marketing plan that promotes the arts and cultural events.		3.5	3.5	3.5	
12.05	Solicit design concepts from the community for the development of city facilities, thoroughfares, public parks and walkways.		4.0	4.0	4.0	
12.06	Actively promote local artisans who choose to obtain public/private grants for incorporation of arts in our community and infrastructure.		2.5	3.0	2.5	
12.07	Develop an art/cultural events section on city’s webpage.					X

		2015-2017	2018-2020	2021-2022	2023-2025	Progress
GOAL 8: 8.1 PROTECT NATURAL RESOURCES						
13.01	Discourage further expansion of residential economic development within floodplain.		3.5	3.5	3.7	
13.02	Develop a water drainage plan that protects natural arroyos and drainage plains from alteration and encroachment. Plan should protect groundwater recharge areas around wells and other sensitive areas.		2.5	2.7	2.7	
13.03	Institute a Water Conservation and Utilization Program.		3.0	3.0	3.0	
13.04	Discourage agricultural expansion within Rio Communities, unless compatible with established surrounding areas.		3.0	3.0	3.0	

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