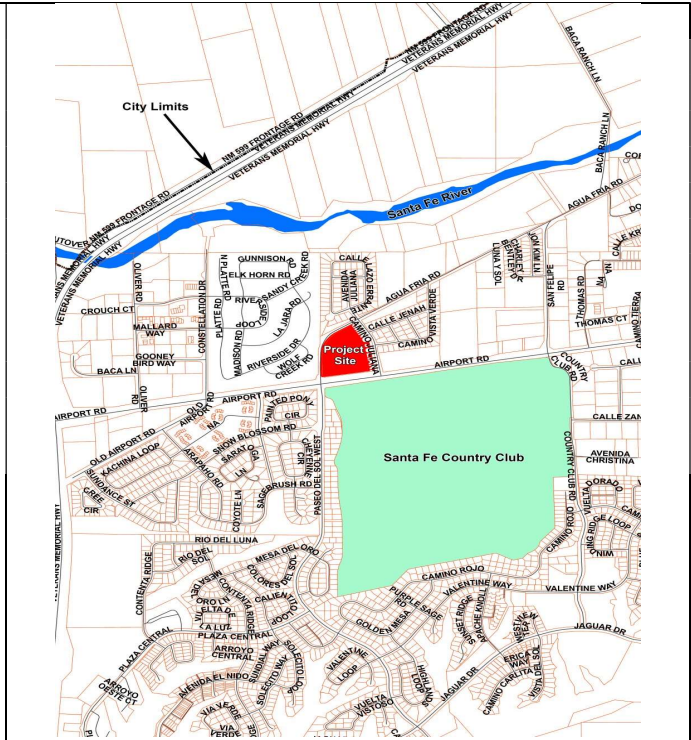




Planning and Land Use Department Planning Commission Staff Report

Case No: 2022 - 5393
Hearing Date: August 4, 2022
Applicant: MBR 7261 Airport Road LLC
Request: Development Plan Approval
Location: 7261 Airport Road
Case Mgr.: Daniel A Esquibel
Zoning: C-2 (General Commercial)
Overlay: Airport Road Overlay and River and Trails Archaeological Review Districts
Pre-app. Mtg.: February 10, 2021
ENN Mtg.: May 04, 2022
Proposal: Request Development Plan approval to construct a 221-unit multi-family apartment complex (which totals 261,000 square feet) on a 7.96-acre lot zoned C-2.



Case #2022-5393. 7261 Airport Road Development Plan. Orion-West LLC., Agent, MBR 7261 Airport Road LLC, Applicant (Buyer), Request Development Plan approval to construct 261,000 square feet of new construction for a 221-unit multi-family apartment complex. The project is a 7.96-acre lot zoned C-2 (General Commercial) within the Airport Road Overlay and River and Trails Archaeological Review District.

I. RECOMMENDATION

The Land Use Department recommends **APPROVAL** with the conditions of approval as outlined in this report.

One motion will be required in this case:

- *Approve or deny the Development Plan subject to the conditions of approval and technical corrections recommended by staff.*

II. CONDITIONS OF APPROVAL

Staff recommends the following conditions of approval:

Table 1 Conditions of Approval

#	CONDITION OF APPROVAL	DEPT/DIVISION	COMPLETED BY:
1	Contractor shall ensure ADA compliance for construction of required ADA accessible features and appurtenances, as detailed in, and as required, in addition to the approved construction permit documents. Improvements shall comply with ICC ANSI A117.1-2009 Chapters 1-5 and Chapter 7, MUTCD, DOJ, and NM State Statute and Code such as the New Mexico Accessible Parking Checklist, latest published version.	Land Use Technical Review Division	Prior to construction permit application
2	Need Complete Drainage Report.		Prior to filing the Development Plan
3	Archaeological clearance is required prior to submitting a construction permit.	Land Use Current Planning Division	Prior to construction permit application
4	Car parking shall be converted to "one size fits all" parking stalls as defined in SFCC Illustration 14-8.6-2		Prior to filing the Development Plan
6	Common open space plan shall identify how the required 50% common open space will be developed.		
7	Submit an approved Development Water Budget (DWB) in addition provide 9.8% contingency per SFCC 14-8.13(E)(1). DWB must include a Landscape Irrigation Budget and water demand offset for the clubhouse, gym and pool.	Public Utilities Water Resources Division	Prior to filing the Development Plan
8	If the Development Water Budget is over the 10 AFY threshold, the applicant shall obtain water rights through the water rights transfer program per SFCC 14-8.13(E)(2)(a)		
9	The applicant may choose to develop a detailed alternative development water budget for the development project supported by reliable data that demonstrates that the anticipated annual water use will be less than if based on the Water Division's standard formulas per SFCC 14-8.13(B)(2)(b)		
10	An Agreement to Construct and Dedicate Public Improvements (ACD) shall include an approved Development Water Budget, including Landscape Irrigation Budget and a 9.8% Contingency Fee.		
11	A Water Plan approved by the Water Division is required. Note: comments by the Water Division will be sent to the	Public Utilities Water Division	Prior to Sign Off for Final Development

	project design engineer.		Plan
12	An Agreement to Construct and Dedicate (ACD) from the Water Division will be required for all new public water infrastructure. The ACD must include the developer sheet, construction estimate and water budget.		
13	Site Grading: All new and existing water mains shall have no less than four (4) feet and no greater than five (5) feet of cover.	Public Utilities Water Division	Prior to Sign Off for Final Development Plan
14	The use of a reduced pressure zone (RPZ) backflow prevention system is required for the proposed development.		
15	An executed agreement for metered service (AMS) is required prior to the installation of any new water service.		

The project will also be subject to the technical requirements listed in Exhibit A.

III. EXECUTIVE SUMMARY

Orion-West LLC. (Agent), MBR 7261 Airport Road LLC, (Applicant) requests approval of a Development Plan to construct 221 multi-family dwelling units totaling 261,000 square feet with related accessory amenities.

The Applicant has complied with Subsections 14-3.1(E) "*Pre-Application Conferences*", 14-3.1(F) "*Early Neighborhood Notification Procedures*" and 14-3.1(H) "*Notice Requirements*".

Staff's analysis finds that the applicant has addressed the necessary findings per Subsection 14-3.8(D) "*Approval Criteria and Conditions*" and recommends **APPROVAL** subject to conditions identified in Section II "*Conditions of Approval*" of this Memorandum.

IV. SITE ANALYSIS

The property is a vacant +/- 7.96-acre lot located at the northeast quadrant of the intersection of Airport Road and Agua Fria Street. The property is zoned C-2 (General Commercial) and within the Airport Road Overlay and River and Trails Archaeological Review District.

Figure 1 Aerial Map



A. Adjacent Properties

Residential use surrounds the property as shown in Table 2 “Adjacent Use and Zoning” Figures 2 “Zoning Map” and 3 “Adjoining Properties” below.

Table 2. Adjacent Use and Zoning

Direction	Zoning
North	R-7 (Residential: seven dwelling units per acre) - Agua Fria Street and Vista Verde Subdivision.
South	R-1 (Residential: one dwelling unit per acre) – Agua Fria Street, Santa Fe County Club and Tierra Contenta
Southwest	R-5 (Residential: five dwelling units per acre) – Agua Fria Street, Vista Primera Subdivision.
East	R-7 (Residential: seven dwelling units per acre) – Camino Juliana Street and Vista Verde Subdivision and San Tierra Apartments.
Southeast	R-21 (residential: seven dwelling units per acre) – Camino Juliana Street and San Tierra Apartments
West	MHP (Mobile Home Park) – Agua Fria Street and Riverside Mobile Home Park.

Figure 2 Zoning Map

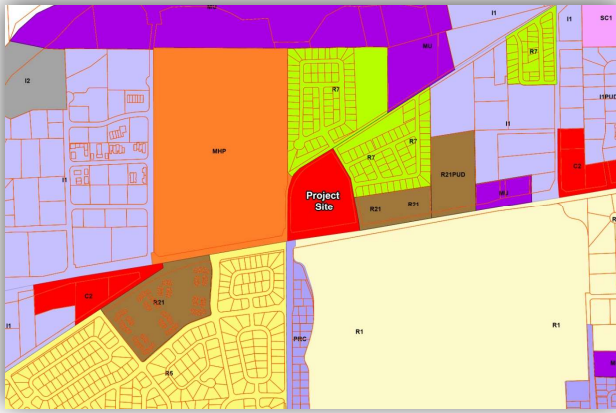


Figure 3 Adjoining Properties



B. Overlay Districts

The property is located within the Airport Road Overlay District, and the River and Trails Archaeological Review District.

- a. Per 14-.5-2(C)(5)(k) the requirements of the Airport Road Overlay District apply to “new development of single family dwellings and detached multiple-family dwellings on lots adjacent to the Airport Road right-of-way.” The proposal does not contain “single family dwellings” or “detached multiple-family dwellings” and therefore does not apply.
- b. Archaeological clearance for the property was not produced by the applicant. Archaeological clearance will be required prior to submitting a construction permit as outlined in Table 1 Conditions of Approval.

C. Parking

The applicant has proposed a total of 348 parking spaces including 20 ADA parking spaces. Table 3 Proposed Parking provides detail of parking space requirements and how the applicant has complied with those requirements.

The applicant is providing 90° “One Size Fits All” parking. However, the plan includes “Small and Standard Cars” parking. This will be updated as part of the required technical corrections.

Per Chapter 14 Exhibit A - Table 14-8.6-1 “Parking and Loading Requirements” Note 1:

(1) Types of Spaces Allowed

- a. All parking spaces shall be designated either “standard” or “small car” or “one size fits all,” depending on the size of the car space. However, “one size fits all” spaces may not be used with “standard” or “small car” spaces.
- b. Parking lots with ten vehicles or more may have spaces designated for small car use. Up to 20% percent of the total spaces required of a parking lot may be designated for small car use. Small car spaces shall be clearly identified with signs or pavement markings.

The compact car parking will need to be converted to “one size fits all” parking stalls as conditioned in Table 1 Conditions of Approval.

Table 3 Proposed Parking

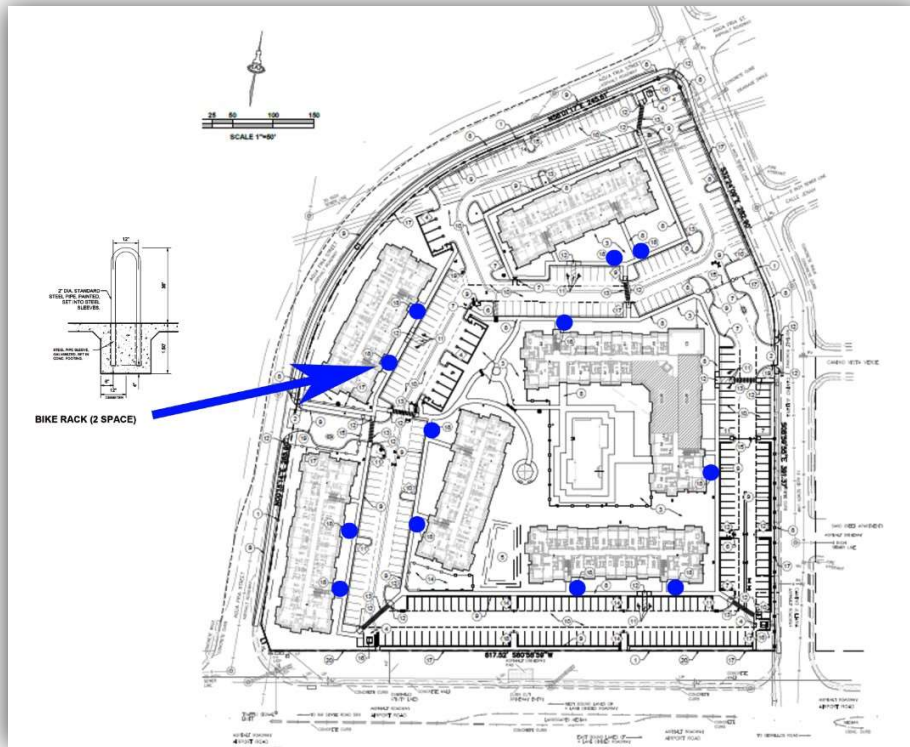
Category	Specific Use	Standard	Proposed DUs	Required Parking Spaces	Proposed Parking	Complies with Parking Requirements
Household Living	Attached dwelling unit (over 5 units): Less than 800 square feet of heated floor area	1 assigned space and .25 unassigned space per dwelling unit	116	145	348* Including: 20 ADA parking spaces)	Yes
	Attached dwelling unit (over 5 units): 800–1,200 square feet of heated floor area	1 assigned space and 0.5 unassigned space per dwelling unit	67	101		
	Attached dwelling unit (over 5 units): More than 1,200 square feet of heated floor area	1 assigned space and 1 unassigned space per dwelling unit	38	76		
Totals			221	322		
*Global parking counts include accessory uses to the primary use						

Table 4. Parking Type

Type 90°	Minimum Width	Vehicle Projection	Aisle	Typical Module	Overhang
One Size Fits All	8'-4"	10'-0"	22'-6"	58'-4"	2'-8"
Small Car	7'-6"	15'-0"	19'-0"	50'-0"	2'-0"
Standard Cars	8'-6"	19'-0"	23'-0"	61'-0"	3'-0"

The Development Plan identifies twelve inverted U type bicycle racks proposed throughout the project (Reference Figure 4 “Bicycle Parking”). A total of 24 bicycle parking spaces are proposed for the project where 12 are required. The project exceeds both parking and bicycle parking numbers required in Chapter 14 Exhibit A - Table 14-8.6-1 “Parking and Loading Requirements” and Table 14-8.6-3 “General Off-Street Bicycle Parking.”

Figure 4 Bicycle Parking



The Land Use Technical Review Division has reviewed the parking plan for the Americans with Disabilities Act (ADA). Comments and condition of approval can be found in Exhibits A and B.

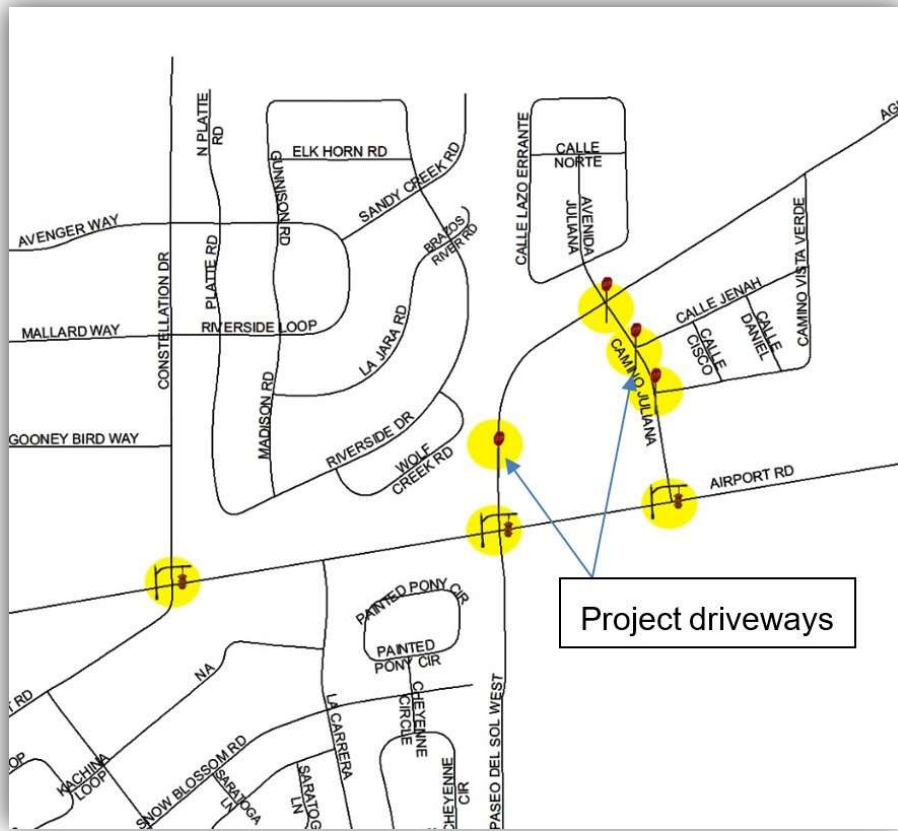
D. Access and Traffic

The project has two proposed driveways. The first will be accessed from Agua Fria Street which has a 50-foot public right-of-way. The second driveway will be located off Camino Juliana, also a 50-foot public right-of-way. The project is proposed as a gated community with entrance gates on both driveways (Agua Fria Street and Camino Juliana). Both driveways lead directly to internal parking areas.

The Applicant submitted a traffic impact analysis (TIA). TIA study area comprised the following intersections (Reference Figure 5 "Traffic Study Area"):

- a. Airport Road and Old Airport Road/Constellation Drive (signalized intersection)
- b. Airport Road and Agua Fria Street/Paseo Del Sol (signalized intersection)
- c. Airport Road and Camino Juliana (one-way stop-controlled intersection)
- d. Airport Road and Country Club Road/San Felipe Road (signalized intersection)
- e. Agua Fria Street and Camino Juliana (two-way stop-controlled intersection)
- f. Camino Juliana and Camino Vista Verde/East Site Entrance (two-way stop controlled intersection)
- g. Future Site west driveway onto Agua Fria Street (one-way stop-controlled intersection)

Figure 5 Traffic Study Area



The TIA states:

“Principal Findings

All driveways and intersections surrounding the proposed development meet the overall acceptable level of service set forth by the City of Santa Fe.

All unsignalized intersections will operate at acceptable levels of service in all scenarios. No movements will operate worse than LOS C in any 2027 scenario or 2037 scenario.

For signalized intersections, all movements operate under acceptable conditions into the 2037 horizon year, with none operating worse than LOS B within the 2022 existing, 2027 conditions and 2037 horizon year conditions.

RECOMMENDATIONS

As all intersections operate and will continue to operate within optimal conditions, no improvements are needed.”

Table 5 “Table 1” Reference From TIA

<i>Table 1 – LOS Definitions</i>			
<i>Level of Service</i>	<i>Definition</i>	<i>Signalized (sec/veh)</i>	<i>Unsignalized (sec/veh)</i>
<i>A</i>	<i>Most vehicles do not stop.</i>	<i>>10</i>	<i>>10</i>
<i>B</i>	<i>Some vehicles stop.</i>	<i>>10 and <20</i>	<i>>10 and <15</i>
<i>C</i>	<i>Significant numbers of vehicles stop.</i>	<i>>20 and <35</i>	<i>>15 and <25</i>
<i>D</i>	<i>Many vehicles stop.</i>	<i>>35 and <55</i>	<i>>25 and <35</i>
<i>E</i>	<i>Limit of acceptable delay.</i>	<i>>55 and <80</i>	<i>>35 and <50</i>
<i>F</i>	<i>Unacceptable delay.</i>	<i>>80</i>	<i>>50</i>

The Applicant has addressed the City’s Traffic consultant Wilson & Company, Inc., Engineers & Architects (City traffic Engineer) concerns identified below (reference Exhibit B):

- i. General – add discussion on existing alternative modes of travel (transit/bicycle/pedestrian).*
- ii. Page 7, Table 2 and Table 3 – update AM and PM Peak headers from “2021” to “2022”*
- iii. Page 8, Figure 2 – Verify volumes at Agua Fria/Site Entrance with the Existing & Projected Turning Movements table in the appendix. The northbound and southbound movements are flipped.*
- iv. Page 9 – both the ITE Trip Generation Manual 10th and 11th editions are referenced. Reword sentence to only state the one that was used.*
- v. Page 17 – Based on the SAMM, if the right turn volume is greater than 56 vehicles per hour, a turn lane is warranted. At Airport/Camino Juliana intersection in the 2022 Existing Condition, there is 72 vehicles turning right in the PM peak and in the 2027 Build Condition, there is 93 vehicles turning right in the PM peak. Need to state in the TIA that a turn lane is already warranted in existing conditions without the proposed development and provide a justification on why the study indicates it is not warranted with the development.*
- vi. Plans – Verify that landscaping/fencing/signs are not within the sight triangles of vehicles exiting the development.*
- vii. Plans – Need a signing and striping plan.*

Metropolitan Planning Organization (MPO)

The MPO has attached the following conditions of approval (Reference Exhibits A and B for comments and conditions):

- 1. Improve pedestrian experience:*
 - a. Create a pedestrian entrance on Airport near the intersection with Agua Fria;*
 - b. Use continental striping across the two vehicles entrances to the complex;*
- 2. Increase the Agua Fria and Camino Juliana sidewalk buffers to 5 ft. per city code.*
- 3. Increase the Agua Fria and Camino Juliana sidewalk widths to 6 ft.*
- 4. Create a raised crosswalk in the northwest corner crossing Agua Fria to the existing trail to the west.*

E. Trails

The Applicant is proposing to improve sidewalks along Calle Juliana and install sidewalks along Agua Fria Street to

improve pedestrian connectivity (Reference Figure 6 “Sidewalks”). There are no trails near the property. However, there are bike lanes along Agua Fria Street and Airport Road Reference Figure 7 “City Bicycle Paths.”

Figure 6 Sidewalks

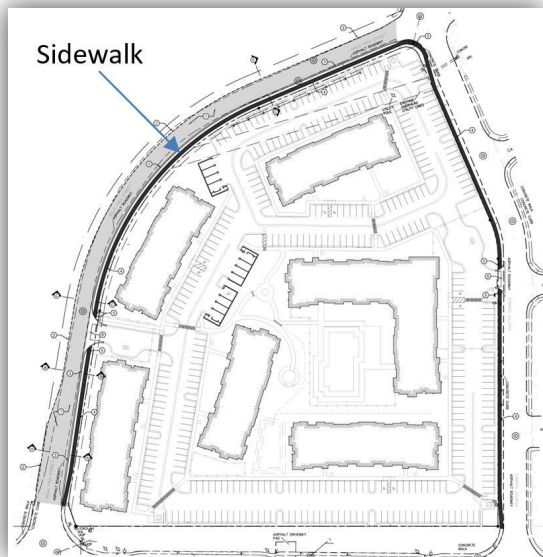


Figure 7 City Bicycle Paths



F. Lot Coverage and Open Space

The Gross floor area for the project is 261,000 square feet with roofed area of 91,066 square feet. The project’s roofed area occupies a total lot coverage of 26.2%. Subsection Table14-7.3-1: “Table of Dimensional Standards for Nonresidential Districts” allows maximum lot coverage of 60%.

The proposal requires 250 square feet of common and/or private open space for each multi-family unit. The development plan identifies 130,160 square feet of open space (2.98+/- acres). The required amount of open space for this development is 55,250 square feet, with 50% (27,625 square feet) as usable common open space. The amount of open space proposed for the project exceeds the requirements. However, the plans do not identify how the usable area of common open space will be developed. Prior to filing the development plan, the applicant must detail how the common open space areas will be developed, as outlined in Table 1 Conditions of Approval.

G. Landscaping

The Applicant proposes landscaping throughout the development (Reference Figure 8 “Landscape Plan”).

Technical corrections to the development landscape plan have been included in Exhibit A Technical Correction. Technical Review Division comments for landscaping can be found in Exhibits A and B.

Figure 8 Landscape Plan



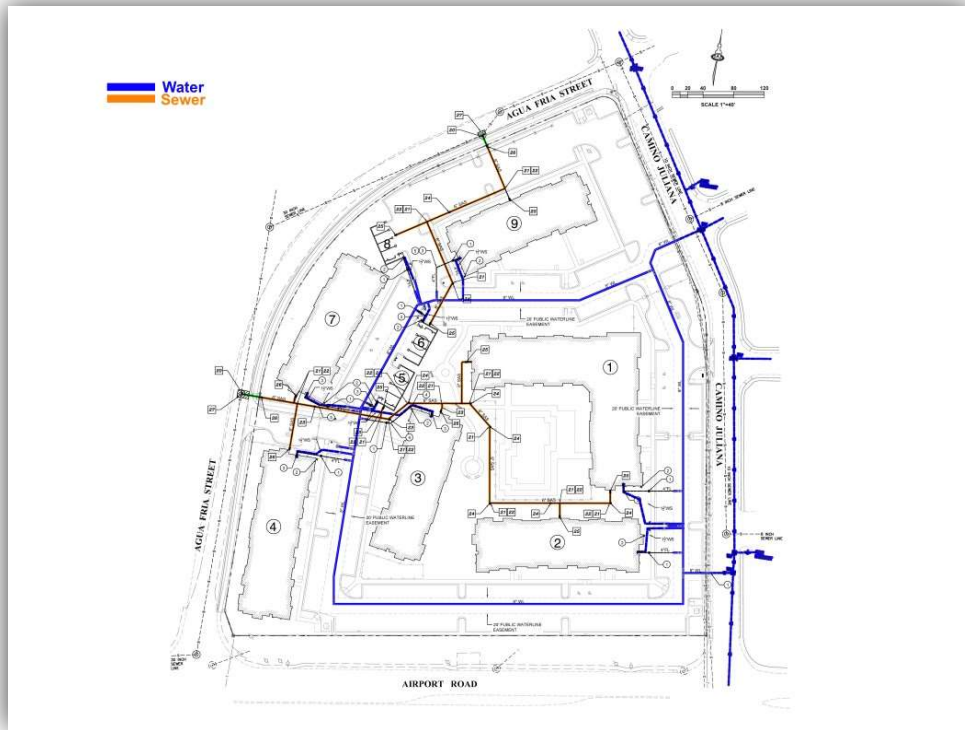
H. Utilities

The proposed development will connect to city services for water and sewer. The project is connecting an 8” water line to a 12” water main off Camino Juliana, and sewer will connect to two points off Agua Fria Street (Reference Figure 9 “City Utilities”). Dry utilities were not addressed in the applicant’s plans.

The Applicant projected a water budget of 30.874-acre feet of water per year. The City Water Resources Division has not approved the water budget and has requested additional information. Four conditions are included in Table 1 “Conditions of Approval” and on technical correction listed in Exhibit A “Technical Corrections.”

The City Water Division has also included five conditions of approval which are included in Table 1 “Conditions of Approval.”

Figure 9 City Utilities



Water Resources Division, Water Division and Wastewater Division comments can be found in Exhibits A and B.

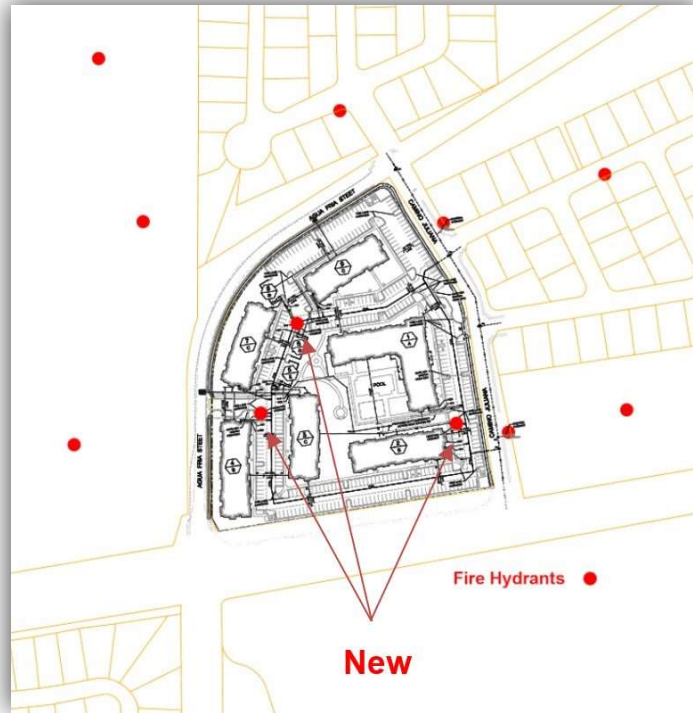
I. Lighting

The Applicant has provided a Photometric analysis. However, the Photometric analysis lighting plan identifies light spillage over property line. The Technical Review Division has included a technical correction in Exhibits A and B. The Applicant will need to comply with 14-8.9 “*Outdoor Lighting.*”

J. Fire

There are two existing fire hydrants located off Camino Juliana. The Applicant’s plans include 3 new fire hydrants, sprinklered buildings and fire lanes. Entrance gates will be fitted with Knox key switches.

Figure 10 Fire Hydrants



The Fire Marshal has provided standard comments, which can be found in Exhibits A and B.

K. Terrain Management

The property is virtually flat, sloping about 9% from northeast to southwest (Reference Figures 11 “Terrain” and 12 “Site”). The project proposes three retention/detention ponds; one pond southeast of building three and two ponds along the south property line within the landscape area. A drainage pipe connects the drainage pond adjacent to buildings two and three to the westernmost drainage area along the south property line (Reference Figure 13 “Retention/Detention Areas”). The landscape plan identifies landscaping within the three retention/detention ponds.

Figure 11 Terrain

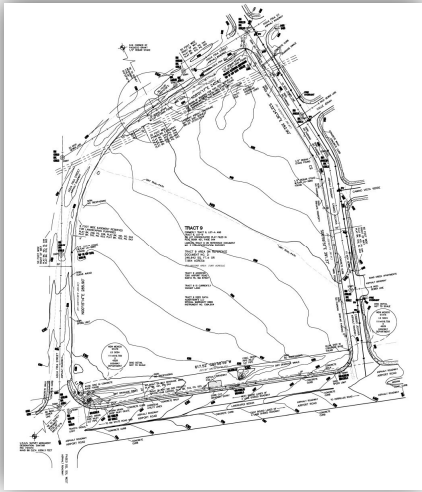
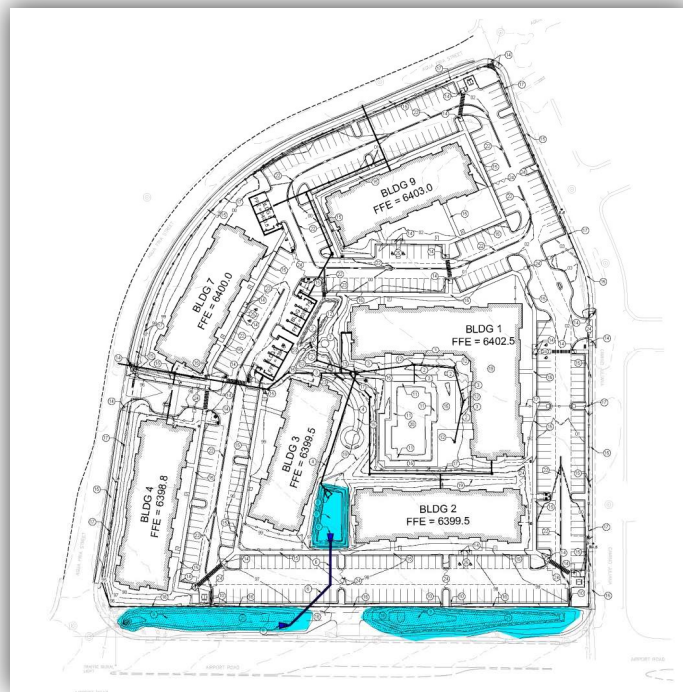


Figure 12 Site



The Technical Review Division has reviewed the plans. One condition of approval has been included in Table 1 “Conditions of Approval” requiring a complete drainage report and several technical corrections included in Exhibits A and B.

Figure 13 Retention/Detention Areas



Technical Review Division comments can be reviewed in Exhibits A and B.

L. Affordable Housing

The Applicant will be paying a “fee-in-lieu of” to comply with the Santa Fe Homes Program (reference Exhibit B).

M. Architectural

The area architecture is a mix of one-and two-story pueblo, and territorial vernacular buildings, peppered with industrial and commercial metal structures. The proposed massing of the project included both two and three-story structures. The proposed architecture of the project is pueblo style and seems to fit the area existing architecture with three story buildings and architectural vernacular (reference Figure 14 “Architecture”). A preliminary points analysis has been submitted.

Figure 14 Architecture



V. DEVELOPMENT PLAN APPROVAL CRITERIA

Chapter 14 requires the Planning Commission to make the following findings to approve a development plan:

Approval Criteria– Necessary Findings (Section 14-3.8(D))

<p><i>§14-3.8(D)(1)(a)- that it is empowered to approve the plan under the section of Chapter 14 described in the application;</i></p>	<p>Criterion Met: (Yes/No) YES</p>
<p>Applicant response: <i>SFCC § 14-2.3 (C)(1) states, “the planning commission shall review and approve or disapprove various specific development plans, requests, and subdivision plats. When specifically authorized by Chapter 14, the decision of the planning commission is final subject to any appeal right provided in this chapter.”</i></p> <p>Staff response: Santa Fe City Code (SFCC) Subsection 14-2.3(D)(1) authorizes the Planning Commission to review and approve or disapprove development plans and subdivision plats. Subsection 14-3.8(B) requires approval of a development plan for projects with a gross floor area of thirty thousand feet or more. The City’s Development Review Team has reviewed the application requiring condition of approval and technical correction prior to a filing. The application complies with City Code subject to conditions and technical corrections.</p>	
<p><i>§14-3.8(D)(1)(b)- that approving the development plan will not adversely affect the public interest</i></p>	<p>Criterion Met: (Yes/No) YES</p>
<p>Applicant response: The project will not adversely affect the public interest, and in fact, serves the public interest through construction of much-needed housing. The project offers benefits to tenants and the surrounding neighborhood by:</p> <ul style="list-style-type: none"> - designing in significantly more open space than required - offering more parking than required - providing additional sidewalks (more than 1600 linear feet added) for safer pedestrian options - providing landscaping including additional trees, improving the visual aesthetic along Airport Road, Agua Fria, and Camino Juliana - offers security with sensible lighting along sidewalks in keeping with Santa Fe’s Dark Sky requirements - provides housing options with state of the art amenities <p>Staff response: The term “Public Interest” is not specifically defined in Chapter 14; however, the Governing Body has implemented the General Plan as stated in Subsection Section 14-1.3 (General Purposes). The resulting ordinances establish minimum standards for health, safety and welfare affecting land uses and developments as a means to protect the public interest from within the municipality. Staff has reviewed the proposed development plan application in accordance with these ordinances. Subject to staff recommended conditions</p>	

of approval, the proposed development plan application complies with minimum standards of Chapter 14 SFCC and would not adversely affect the public interest.

14-3.8(D)(1)(c)- that the use and any associated buildings are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the premises under consideration.

Criterion Met:
(Yes/No)
YES

Applicant response:

The subject property is surrounded by city streets and does not directly abut or share a property line with other adjacent uses. The property is located in a diverse area with a mix of residential and commercial uses that include mobile home parks, apartment complexes, single family homes, self-storage, light industrial, commercial, and home improvement businesses. Residential uses for rent are a combination of both affordable and market rate products. Uses in the area enjoy easy access to Airport Road, 599 and the Santa Fe Airport. The proposed use and scale of the Project is compatible with the buildings, structures and land uses in the vicinity.

Further there are several apartment complexes (both affordable and market rate) in the immediate area. The Airport Road Overlay district currently has one-, two- and three-story construction. The site's C-2

General commercial zoning allows for building heights up to 45' and a recent project approval for a three-story apartment building was given at 5750 Airport Road and the existing three-story Vista Alegre apartment complex at Airport and Zepol Road.

The architectural design of the subject property is consistent with the surrounding structures found within the Airport Road Overlay District. Surrounding structures currently employ either pitched roofs, flat

roofs, or a combination of both. Existing facades employ stucco, metal and wood elements. The Casa Verde architecture contemplates a sloped metal roof in combination with selected flat roof and fenestration elements to offer architectural interest. Patios on corner units will employ a ramada design aesthetic that offer additional character and charm. Façades are broken up using "push-pull" design techniques, variations in color, materials, and various patio elements. This approach offers a pleasing visual effect that brings in elements currently found in uses along airport road.

Staff response:

The proposed buildings provide a transitional buffer to the Vista Verde Subdivision to the north and northeast while increasing multi-family compatibility to the area. The area architecture is a mix of one- and two-story pueblo, and territorial vernacular buildings, peppered with industrial metal structures. The proposed massing of the project includes both two and three-story structures (reference Figure 14 "Architecture"). A preliminary points analysis has been submitted.

VI. EARLY NEIGHBORHOOD NOTIFICATION

The Applicant conducted a meeting on April 12, 2022. However, due to defective meeting notice the official ENN

meeting was conducted on May 4, 2022. The Applicant did include an interpreter for the hearing impaired. The meeting was well attended with many concerns presented by the attendees.

Concerns raised were:

- a. The disruption of safety, security, and a quiet lifestyle.
- b. Traffic Flow on Camino Juliana has been a constant problem.
- c. The project ingress/egress will make the existing bottleneck on Camino Juliana much worse.
- d. San Tierra Apartments grossly under parked, forcing parking on Camino Juliana. Concern for overflow parking for tenants and visitors. Where are the visitors going to be parking?
- e. Parking of less than two parking spaces per unit will not work.
- f. Only three dumpster locations with no provision for recycling.
- g. Dedicated parking within the garages should not be counted as -parking for the project. Garage parking tends to be used for storage, not parking.
- h. There is not enough parking for the project. Overflow parking will be forced to park on Agua Fria and Camino Juliana.
- i. The project is a gated community.
- j. The school bus stop is off Calle Juliana. The full entrance to the project compromises the safety of the children with the increased traffic.

VII. EXPIRATION

Development Plans may expire as per Subsection 14-3.19(B)(4) "Approval of a final development plan, or any development plan for which no preliminary development plan was required, shall expire three years after final action approving it unless actual development of the site or offsite improvements has begun and is continued pursuant to Subsection 14-3.19(B)(6)."

Should the Commission approve the Development Plan, the expiration date would be August 4, 2025.

VIII. EXHIBITS:

EXHIBIT A: Technical Conditions

EXHIBIT B Development Review Team (DRT)

1. City's Traffic consultant Wilson & Company, Inc., Engineers & Architects (City traffic Engineer)
2. Metropolitan Planning Organization (MPO), Leah Yngve
3. Technical Review Division (Landscaping), Lawrence Rivera
4. Water Resources Division, Alan G. Hook, Water Resources Coordinator
5. Water Division, Nick Schiavo, PE (consultant)
6. Wastewater Division, Stan Holland, PE
7. Fire Department, Geronimo Griego, Fire Marshal
8. City Subdivision Engineer, Dee Beingessner, PE
9. Santa Fe Homes Program, Alexandra Ladd, Office of Affordable Housing Director

EXHIBIT C: Early Neighborhood Notification

1. Guidelines
2. ENN Notes

EXHIBIT D: Maps and Photos

1. Figure 1 Aerial Map

2. Figure 2 Zoning Map
3. Figure 3 Adjoining Properties
4. Figure 4 Bicycle Parking
5. Figure 5 Traffic Study Area
6. Figure 6 Sidewalks
7. Figure 7 Bike Paths
8. Figure 8 Landscape Plan
9. Figure 9 City Utilities
10. Figure 10 Fire Hydrants
11. Figure 11 Terrain
12. Figure 12 Site
13. Figure 13 Retention-Detention Areas
14. Figure 14 Architecture
15. Figure 15 Vicinity Map

EXHIBIT E: Applicant Submittals

1. Letter of Application
2. Arch Points checklist
3. Utility Services
4. Water budget report
5. Early Neighborhood Meeting Notes
6. Revised TIA V3 6-16-22
7. Casa Verde - Color Renderings
8. Proposed Development Plan
9. Fence Plan 5/02/22
10. Fire 1 plan-6-7-22
11. Sewer Plan 6-15-22
12. Open Space Plan

APPROVED AS TO FORM BY THE PLANNING AND LAND USE DEPARTMENT:

Title	Name	Initials
Department Director	Jason M. Kluck	<i>jmk</i>
Assistant Department Director	Heather Lamboy	<i>HL</i>
Planning Manager	Margaret Moore	<i>MM</i>
Planner Senior	Dan Esquibel	<i>DAE</i>