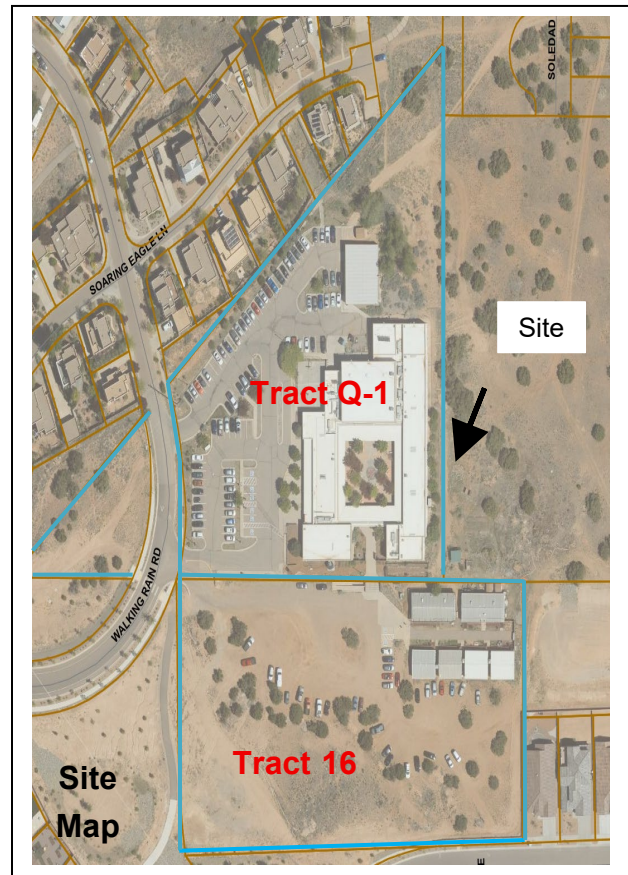




Planning and Land Use Department Planning Commission Staff Report

Case No:	2025-10172 & 2025-10189
Hearing Date:	June 5, 2025
Applicant:	Jenkins Gavin, Inc
Owner:	Monte Del Sol Charter School
Request:	Development Plan Amendment & Special Use Permit
Location:	4157 & 4161 Walking Rain Rd
Case Mgr.:	Joel Cruz-Haber
Zoning:	PRC & R-1
Overlay:	N/A
Pre-app Mtg:	December 12, 2024
ENN Mtg:	January 30, 2025
Proposal:	Expansion of their campus with a new 20,432 sqft on the adjacent parcel (Tract 16) to house a gymnasium, locker rooms, restrooms, administrative offices, and 5 classrooms, outdoor spaces that includes a basketball court, lawn areas, and improvements to the existing site.



Case #2025-10189 and #2025-10172. 4157 & 4161 Walking Rain Rd Development Plan Amendment and Special Use Permit. JenkinsGavin, Inc., Agent for Charter Schools Development Corporation (CSDCPC Monte Del Sol, LLC), Applicant, requests development plan amendment and special use permit approval for a 20,432 square foot gymnasium, classrooms, office space, and outdoor amenities of new construction. The property is approximately 6.30 acres identified as Tract Q-1 and Tract 16 of the Las Soleras Master Plan. The project is zoned PRC (Planned Residential Community) and R-1 (Residential – one dwelling unit per acre).

I. EXECUTIVE SUMMARY

The purpose and intent of a Development Plan is to provide the plans to be followed in construction operations, including phasing; to enable the planning commission and land use director to ensure compliance with Chapter 14; and to document compliance with final actions to approve or conditionally approve development applications.

Monte del Sol Charter School (“MDS”) is centrally nestled at the trisection of three residential subdivisions:

Nava Ade, Vistas de Las Sierras, and Estancias de Las Soleras. The main school campus is situated on a 3.286-acre parcel, known as tract Q-1, created as a part of the Nava Ade Phase 2A subdivision, approved in 2000. Tract Q-1 is zoned "Planned Residential Community" (PRC) and is subject to the dimensional standards in the Nava Ade master plan and the City of Santa Fe Code where PRC standards are silent. On October 4th, 2001, MDS received approval for a Development Plan from the Planning Commission to build a school on Tract Q-1.

A few years later, MDS leased Tract 16 located immediately south of Tract Q-1. At the time, Tract 16 was jurisdictionally located in Santa Fe County. MDS received approval from the county for placement of portable classrooms which were needed to accommodate additional students. When Tract 16 was annexed into the City in 2005, it was donated to MDS with the approval of the Las Soleras subdivision. While permitted under county standards, the portable classrooms are concerned legally non-conforming to city standards per SFCC 14-10.3. Tract 16 is the site of the proposed request before the Planning Commission, which will include the removal of the three portable classrooms and the remainder at a later phase.

JenkinsGavin, Inc on behalf of Monte Del Sol Charter School, (the "Applicant") requests approval for Case# 2025-10172, a Special Use Permit to allow an educational use on Tract 16 and Case# 2025-10189 to amend their Development Plan to construct a 20,432 square foot building on Tract 16. The building will house a gymnasium, locker rooms, restrooms, administrative offices, and 5 classrooms. Outdoor improvements also include a basketball court, lawn area, additional parking, and infrastructure and drainage improvements. In addition, the Applicant is proposing 7,700 square feet of phased construction to replace the existing portable classrooms on Tract 16 and construct an addition to the main campus building located on Tract Q-1. Current zoning and future land use designations are shown in figures 1 & 2 of this report.

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*". The Applicant has complied with all applicable subsections of SFCC §14-3.1 General Provisions. The City's Development Review Team (DRT) reviewed the Application for compliance with applicable City Code sections (Exhibit A). Staff's analysis identifies the Application has satisfied Development Plan Approval Criteria in accordance with SFCC §14-3.8(D), subject to conditions of approval and technical corrections in this report.

Staff's analysis finds that the applicant has addressed the necessary findings and recommends **APPROVAL** of the development plan amendment subject to conditions of approval and technical corrections.

1. SFCC Subsection 14-3.8(D) "*Approval Criteria and Conditions*" for Development Plan amendment, to construct approx. 20,432 square feet of new construction for a gymnasium, offices, classrooms, and outdoor amenities.

Staff's analysis finds that the applicant has addressed the necessary findings and recommends **APPROVAL** of the special use permit subject to conditions of approval and technical corrections.

2. SFCC Subsection 14-3.6(D) "*Approval Criteria and Conditions*" for special use permit to allow educational use on Tract 16, zoned R-1.

Two motions will be required in this case:

1. *Approve or deny case #2025-10189 Development Plan Amendment subject to the conditions of approval and technical corrections recommended by staff.*
2. *Approve or deny case #2025-10172 Special Use Permit subject to the conditions of approval and technical corrections recommended by staff.*

Figure 1 Current Zoning

- RR Rural Residential
- R1, (PUD) Single - Family 1du/ac.
- R2, (DT), (PUD),(AC) Single - Family 2du/ac
- R3, (PUD) Single - Family 3du/ac
- R4 Single - Family 4du/ac
- R5, (DT), (PUD), (AC), R6, (PUD) Single - Family 5-6du/ac
- R7, (I), (PUD), R8 Single - Family 7-8du/ac
- RC5, RC5AC Compound 5du/ac
- RC8, RC8AC Compound 8du/ac
- R10, (PUD) Multiple - Family 10du/ac
- R12, (PUD) Multiple - Family 12du/ac
- R21, (PUD) Multiple - Family 21du/ac
- R29, (PUD),(AC) Multiple - Family 29du/ac
- RAC Residential Arts & Crafts
- MHP Mobile Home Park
- C1, (PUD) Office and Related Commercial
- C2, (PUD) General Commercial
- C4 Limited Office and Retail
- HZ Hospital Zone
- BCD Business Capital District
- I1, (PUD) Light Industrial
- I2 General Industrial
- BIP Business Industrial Park
- PRC, PRRC Planned Community
- SC1, SC2, SC3 Planned Shopping Center
- MU Mixed Use

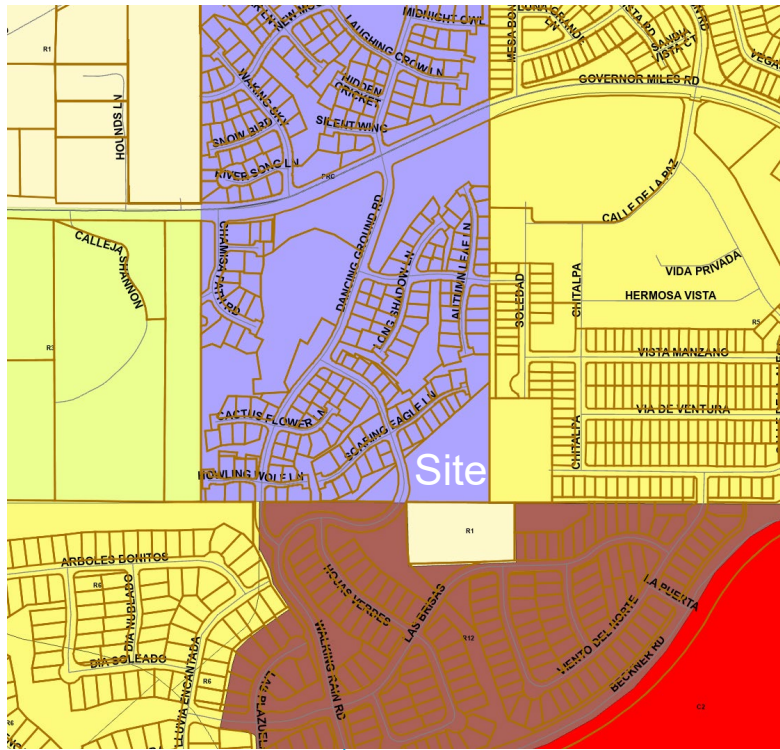
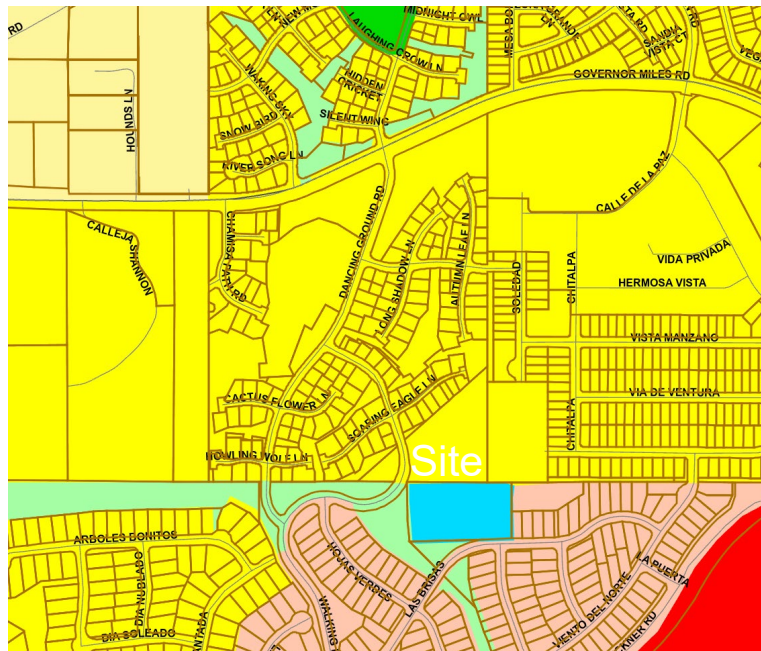


Figure 2 Future Land Use

- 1 dwelling per acre
- 1-3 dwellings per acre
- 3-7 dwellings per acre
- 7-9 dwellings per acre
- 7-12 dwellings per acre
- 12-29 dwellings per acre
- Regional Commercial
- Community Commercial
- Neighborhood Center
- Transitional Mixed Use
- Business Park
- Office
- Industrial
- Public/Institutional
- Open Space
- Parks



II. EXISTING CONDITIONS

The project is comprised of one (1) developed +/- 3.28-acre tract Q-1, and one (1) partially developed +/- 3.02-acre tract 16, containing six (6) portable classrooms. Both tracts are legal lots of record with tract Q-1 zoned PRC (Planned Residential Community) and tract 16 zoned R-1 (Residential – 1 unit per acre). Within the general vicinity are subdivisions that are either under construction, completed, or currently in review, see figure 3.

Figure 3: Vicinity Map & Surrounding Subdivisions

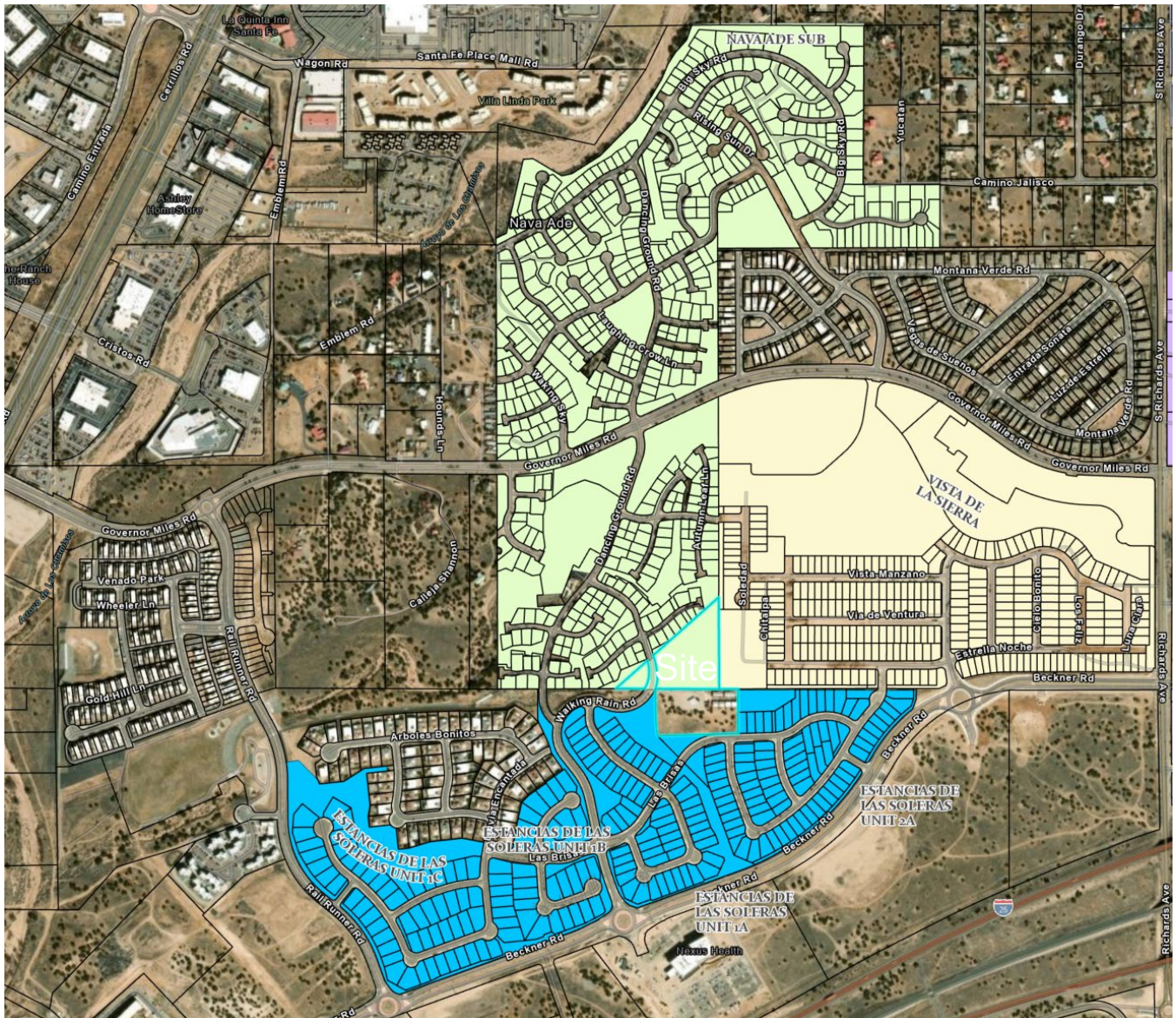


Table 1

Direction	Zoning
North	PRC (Planned Residential Community), Nava Ade Phase 2 Subdivision consisting of single-family homes.
West	R-12 (Residential – twelve (12) dwelling units per acre) – Estancias de las Soleras community consisting of single-family homes. In addition, PRC (Planned Residential Community), Nava Ade Phase 2 Subdivision consisting of single-family homes.
South	R-12 (Residential – twelve (12) dwelling units per acre) – Estancias de las Soleras community consisting of single-family homes.
East	R-5 (Residential – five (5) dwelling units per acre) – phase 2, Vistas De La Sierra. In addition, Monte Del Sol Charter School, parcel C1.

III. PROJECT ANALYSIS – DEVELOPMENT AND DESIGN STANDARDS

a. Access, Traffic and Circulation

An Initial Traffic Assessment was submitted by Bohannon Huston to the Traffic Engineering division within the Public Works Department, and it was determined a Traffic Impact Analysis (“TIA”) is not required for this project. Primary vehicular access consists of two (2) ingress/egress points to the site off Walking Rain Road. A new driveway will be constructed to the south of tract 16, from Las Brisas, totaling 3 driveways.

A 26’ right-of-way driveway will provide access for buses, drop-off/pick-up, and overflow for events, and flow from the new south parking lot to existing parking lots. Unlike current practice, buses will not be parked onsite. ADA parking spaces are placed across from the new entrance to the school and accessed via a painted walking strip. Calculations for total parking required are established in table 14-8.6-1 located in the appendix for Chapter 14 Land Development.

b. Vehicular Parking

Monte Del Sol is a junior and senior high school; therefore, the following parking calculations were used. For junior high school: One space for each classroom, workshop, laboratory or office plus one (1) space per 200 square feet of auditorium, gymnasium and cafeteria.

For senior high school: four (4) spaces for each classroom, workshop, laboratory or office, plus one space per 200 square feet of auditorium, gymnasium and cafeteria. Total required parking is 159 spaces and the proposed provided parking is 162. Of the total spaces provided, 19 are small car parking spaces and 6 ADA accessible spaces.

Table 2

Parking Space Requirement	Required	Proposed
Middle School: 1 space per classroom, laboratory, and office	19	19
High School: 4 spaces per classroom, laboratory, and office	80	80
Gymnasium & Auditorium 1 Space per 200 sqft	60	60
ADA	6	6
Total:	159	162

c. Bicycle Parking

Bicycle and pedestrian access are provided along existing and proposed sidewalks off Walking Rain Road and Las Brisas. Bicycle Parking will be relocated at the time of construction and increase capacity from 12 bicycle parking spaces to 28 per table 14-8.6-5, school off-street bicycle parking. Located southwest of tract 16 is an existing pedestrian walking trail from Las Brisas to Walking Rain Road and primary access point to Monte Del Sol.

d. Land Use

Existing land uses include a junior/ senior high school on tract Q-1, an annex building containing three (3) classrooms, and parking lots. Proposed uses on tract 16 include a gymnasium, locker room, restrooms, administrative offices, classrooms, outdoor basketball court, an area comprised of artificial turf, and additional parking spaces. Furthermore, the proposed development plan amendment includes future phased development to construct a 2,500-square-foot addition to the central campus building where the existing basketball court is located and construction of a 5,200-square-foot classroom building on the Northeast corner of tract 16 to replace the existing portable classrooms.

e. Development Dimensional Standards

Tract 16 is in the R-1 zoning district and has complied with the dimensional standards set forth in SFCC table § 14-7.2-1, as shown in table 3. The applicant has provided a zero-lot line affidavit along the rear property line, executed by MDS (Attachment C).

Table 3

Dimensional Standards Tract 16 (R-1)	Required	Proposed
Minimum Lot Size	2000 SF	132, 422 SF
Maximum Height Allowed	35'	32'
Minimum Yard Requirements	Street: 7' Side: 5' Rear: 15'	Street 94' Side:5'/161' Rear: 0'
Maximum Lot Coverage (%)	40%	20%
Minimum Required Open Space	= > 25% of net lot area	93,632 SF (70%)

f. Terrain and Stormwater Management – SFCC §14-8.2

Tracts Q-1 and 16 slope gently from North to South. Tract Q-1 has slopes greater than 30% located at drainage pond 3. Drainage on tract 16 will be contained onsite via drainage ponds one (1) and two (2) located at the Southwest corner of the tract 16. Future phases will be subject to the same drainage and terrain management code provisions established in Santa Fe City Code (“SFCC”) §14-8.2. The application submittal has been reviewed by the Land Use Engineering division and accepts the proposed improvements without conditions or approval or technical corrections.

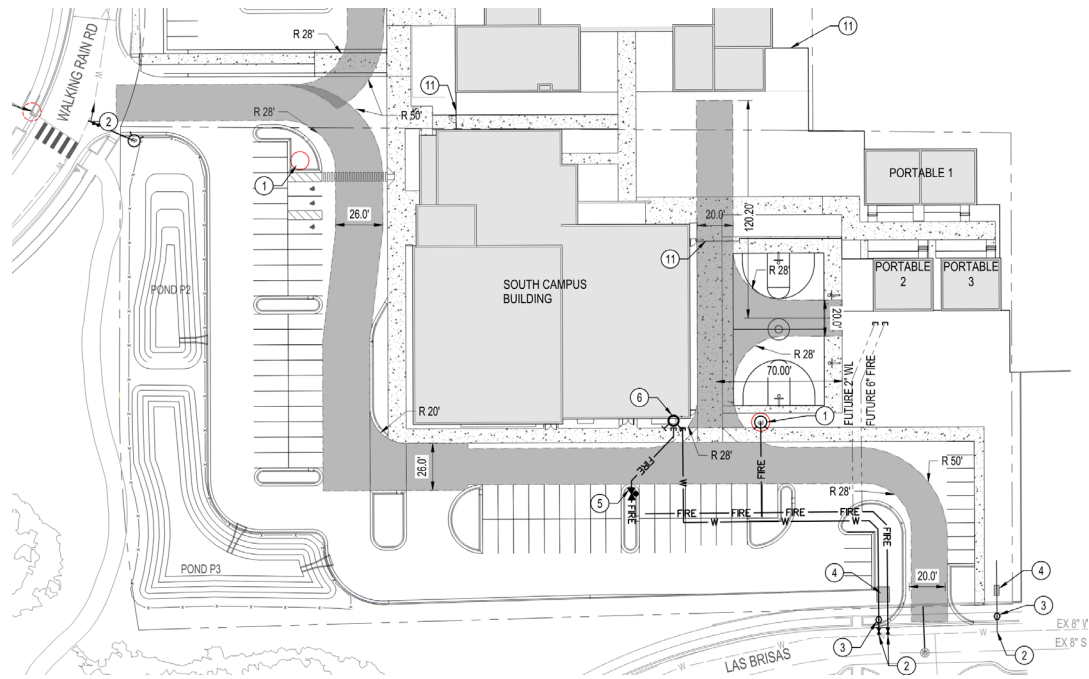
g. Landscape and lighting - SFCC §14-8.4 & §14-8.9

Landscaping improvements on tract 16 are shown in the proposed planting plan (Attachment C). Existing conditions on tract 16 consist of only 44 evergreen trees greater than 8’ (feet) that will be removed and replaced with irrigated deciduous trees and shrubs recommended by the City of Santa Fe woody plant list. Furthermore, the proposed lighting plan on tract 16 and Q-1 includes installation and replacement of single head light fixtures with light shields along residential properties to keep light from escaping property lines. The landscaping and lighting plans have been reviewed and provided with technical corrections and conditions of approval.

h. Fire and Emergency Access

The proposed fire and emergency access improvement plan includes a driveway coursing through the south campus from Las Brisas Rd starting with a 20’ Right-of-Way (“ROW”) which increases to a 26’ ROW, see Figure 4. The new emergency access road will merge with the existing emergency access at the secondary access of the school off Walking Rain Rd. Additionally, a 20’ emergency access route and gate will be placed along the East wall of the proposed gymnasium. Tract 16 will be improved with two new fire hydrants that meet the flow rates for the site.

Figure 4 Fire & Emergency Access Plan



i. Impact Fees SFCC §14-8.14

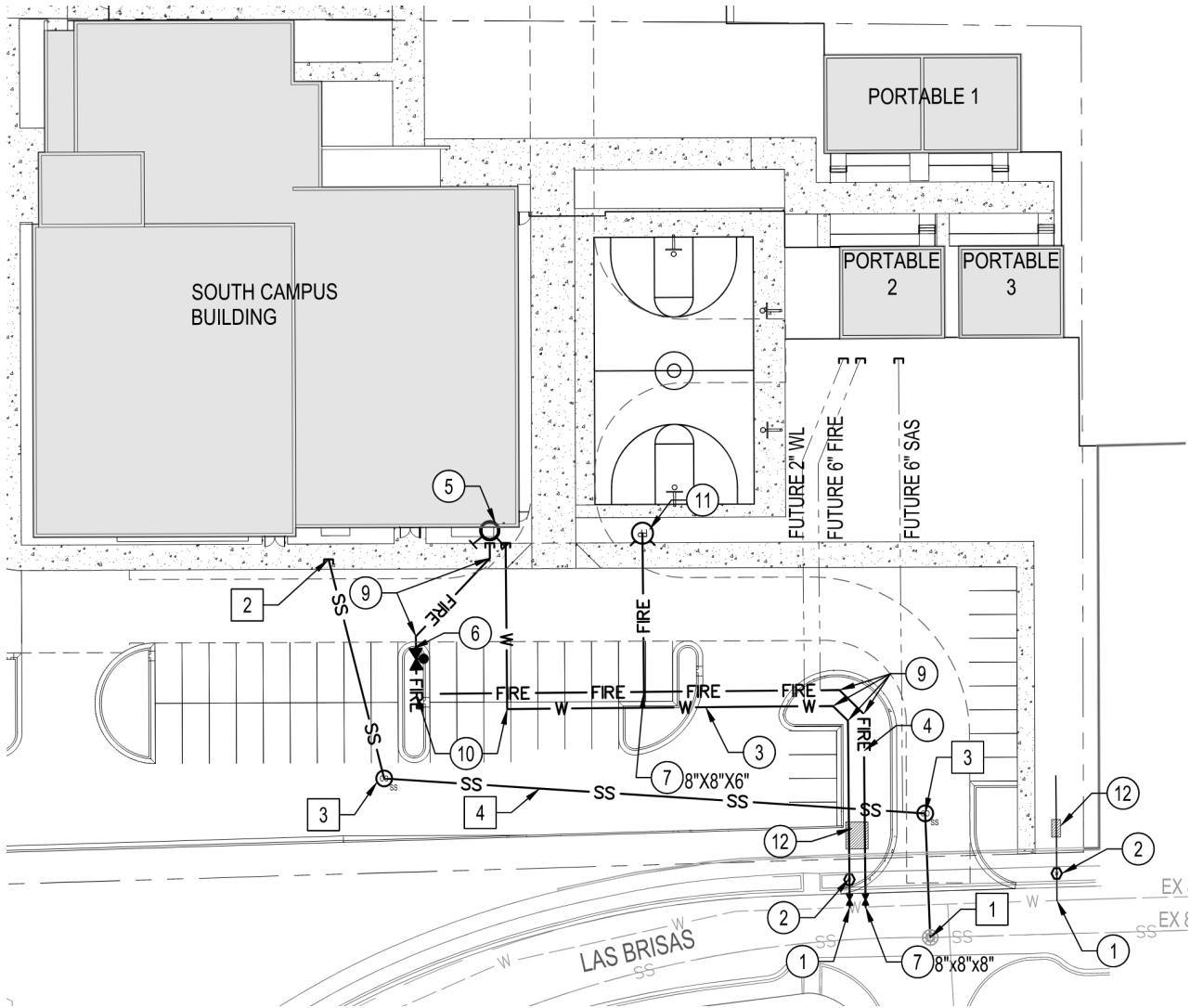
Impact fees will be determined at the time of building permit application.

j. Architectural Design & Sign Review SFCC §14-8.7 & 14-8.10

The proposed south campus elevations (Figure 5) located in tract 16 have been reviewed based on the requirements and architectural style points in SFCC §14-8.7 and 14-8.10. Tract 16 is in the R-1 zoning district which requires a total of 180 architectural style points per the table in §14-8.7-1. Staff's review is based on the criteria set forth in table 14-8.7-2 and have determined the proposed elevations have achieved 195 points. Furthermore, the proposed wall sign on the west side of the south campus structure has been reviewed using the criteria in §14-8.10. Staff has determined the proposed wall sign meets the criteria in the section and does not exceed 25' in height. Final architectural points approval and signage approval will be conducted at the time of building permit.

Figure 5: Proposed Elevations

Figure 6 Proposed Utilities Plan



IV. DEVELOPMENT PLAN APPROVAL CRITERIA SFCC §14-3.8(D)(1)

SFCC Section 14-3.8 governs the authority, procedures, and restrictions for development plans. The Criteria for approval of Development Plans are detailed below:

<p>Criterion A: That the Planning Commission has the authority and is empowered to approve the development plan under the section of Chapter 14 described in the application;</p>	<p>Criterion Met: Yes</p>
<p>Applicant Response:</p> <p>The Planning Commission has the authority under Chapter 14 to review and approve a Development Plan for the proposed project.</p>	

Staff Response:

Santa Fe City Code (SFCC) Subsection 14-2.3(C)(1) authorizes the Planning Commission to review and approve or disapprove development plans.

Criterion B: That approving the development plan will not adversely affect the public interest; and	Criterion Met: Yes
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Applicant Response:

Granting a Development Plan Amendment to allow MDS to expand their existing campus with additional built amenities will not adversely affect the public interest. Rather, the proposed campus improvements will benefit the public by enhancing the existing school’s amenities and programs which serve the immediate community. The Development Plan Amendment will allow MDS to improve their educational mission by providing requisite space for academic, administrative, and extracurricular activities. These improvements will create a comprehensive educational space and experience for current students and future students that come from all parts of the City of Santa Fe.

Staff Response:

Monte del Sol (MDS) charter schools is sanctioned by the New Mexico Public Education Commission (NMPEC) and is not a part of the Santa Fe Schools District (SFSD). The General Plan’s General Service goals are specific to schools within the SFSD. However, both charter and public schools share interests to improve current facilities, increase the safety of their campuses, and enhance the education and extracurricular opportunities for their students.

Approving the development plan amendment will satisfy the General Plan’s City Character and Urban Development with the intention of developing neighborhood centers as a part of the neighborhood design section 5.1.4 of the General Plan.

The term “*Public Interest*” is not defined in Chapter 14; however, the Governing Body has implemented the General Plan and ordinances in order to establish minimum standards for health, safety and welfare affecting land uses and development. Staff has reviewed the proposed development plan application in accordance with Chapter 14. Subject to staff recommended conditions of approval, the proposed development plan complies with minimum standards of Chapter 14 SFCC and would not adversely affect the public interest.

Criterion 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
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Applicant Response:

Applicant Response: The land uses and structures adjacent to Tract Q1 and Tract 16 include vacant land, open space, single-family residential, and a parcel dedicated to Santa Fe Public Schools. Land uses in the vicinity of MDS consist of single-family homes, open space, Nexus Health, Presbyterian Hospital, Light at Mission Viejo Church, and a number of multi-family developments. Educational use and structures are established within the neighborhood design section in Chapter 5

of the General Plan. As a result, Planned Residential Communities (PRC) is required to be provided within the Vistas de Las Sierras and Nava Ade Neighborhood.

The educational use and proposed new building included in the Development Plan Amendment are compatible with the existing educational use and improvements of the adjacent school campus. Both parcels (Tract Q-1 and 16) have been used for secondary education since 2002 and 2004 for the MDS campus. The proposed South Campus building and associated outdoor amenities on the property are harmonious with the historic use of the property. Furthermore, the school site was established with the original Nava Adé Master Plan and subsequent development plans. MDS's educational campus has been integral to the Nava Adé and Estancias de Las Soleras neighborhoods for decades and is the centerpiece of the residential neighborhood bringing the community together through their built campus and educational use.

With this application for a Development Plan Amendment MDS will continue the long-standing educational use of the property. Educational campuses thrive when situated amidst a residential neighborhood, and reciprocally, residential neighborhoods thrive when a school is integrated into the neighborhood, allowing families to send their children to school within vicinity of their homes. MDS's presence in the neighborhood represents a community benefit.

The proposed new South Campus building and amenities have been designed to be compatible and harmonious with the character of the existing MDS campus and the surrounding neighborhood and to relate architecturally and spatially to the existing campus to the north. Furthermore, the proposed new building meets the architectural style point requirements as required per §14-8.7. The gymnasium mass is pushed to the west, away from the most adjacent residential homes to the east. Outdoor spaces are placed next to the most immediate neighbors to provide a visual buffer with landscaping.

Staff Response:

The Applicant's response failed to address criterion 14-3.8(D)(c). The Applicant's response emphasizes the historic presence of the school and its perceived community benefit, but does not directly demonstrate how the new building and site plan improvements are compatible and adaptable to nearby residential and non-residential uses. While general statements of integration are included, there is little analysis of the building scale, massing or architectural transitions to the adjacent neighborhood context.

However, Staff's analysis for the proposed 20,432 sq ft structure has met the architectural style point requirements per §14-8.7 which has been designed to be harmonious with the associated building at the main campus. The proposed south campus utilizes the same massing techniques, building material, colors, flat roofs, and modern Pueblo architectural style are adaptable and complimentary with the abutting central campus, and within the vicinity when compared to Nava Ade subdivision. Whereas other subdivisions in the vicinity such as Vistas Estancias de las Soleras and Vistas de la Sierra utilizes a modern Spanish architectural design. Furthermore, tract 16 is located in the R-1 district which allows a maximum height of 35' for non-residential uses whereas the main campus is

located in the PRC district and subject to the height regulations of the Nava Ade master plan. Therefore, the proposed south campus will be 5’ higher than the existing campus, allowing a massing technique that is compatible with the existing campus.

The proposed 20,432 sq.ft structure has met the architectural style point requirements per §14-8.7 and has been designed to be harmonious with the associated building at the main campus. The proposed uses in the vicinity consist of single-family homes, open space, Nexus Health, Light at Mission Viejo church, and multifamily. Where Nava Ade and Estancias de Las Soleras neighborhoods meet, MDS is at the focal of the community. Contributing to the compatible uses and structures within the vicinity and adjacent parcels. Furthermore, educational use and structures are established within the neighborhood design section in chapter five of the General Plan. As a result, Planned Residential Communities (PRC) are required to be provided within the Vistas de Las Sierras and Nava Ade Neighborhood.

Although the applicant has failed to meet criterion C, the applicant plans reflect compliance with compatibility and adaptability with other uses and building abutting and within the vicinity of the proposed site.

V. SPECIAL USE PERMIT APPROVAL CRITERIA SFCC §14-3.6(D)(1)

SFCC Section 14-3.6 governs the authority, procedures, and restrictions for special use permits. The Criteria for approval of special use permits are detailed below;

<p>Criterion A: that the planning commission has the authority under the section of Chapter 14 described in the application to grant a special use permit;</p>	<p>Criterion Met: Yes</p>
<p>Applicant Response:</p> <p>The Planning Commission has the authority under Chapter 14 to review and approve a Special Use Permit for the proposed project.</p>	

Staff Response: Santa Fe City Code (SFCC) Subsection 14-3.6(B) authorizes the Planning Commission to review and approve or deny special use permits.	
Criterion B: that granting the special use permit does not adversely affect the public interest, and	Criterion Met: Yes
Applicant Response: Granting a Development Plan Amendment to allow MDS to expand their existing campus with additional built amenities will not adversely affect the public interest. Rather, the proposed campus improvements will benefit the public by enhancing the existing school's amenities and programs which serve the immediate community. The Development Plan Amendment will allow MDS to improve their educational mission by providing requisite space for academic, administrative, and extracurricular activities. These improvements will create a comprehensive educational space and experience for current students and future students that come from all parts of the City of Santa Fe.	
Staff Response: Monte del Sol (MDS) charter schools is sanctioned by the New Mexico Public Education Commission (NMPEC) and is not a part of the Santa Fe Schools District (SFSD). The General Plan's General Service goals are specific to schools within the SFSD. However, both charter and public schools share interests to improve current facilities, increase the safety of their campuses, and enhance the education and extracurricular opportunities for their students. Approving the development plan amendment will satisfy the General Plan's City Character and Urban Development with the intention of developing neighborhood centers as a part of the neighborhood design section 5.1.4 of the General Plan.	
Criterion 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
Applicant Response: The land uses and structures adjacent to Tract Q1 and Tract 16 include vacant land, open space, single-family residential, and a parcel dedicated to Santa Fe Public Schools. Land uses in the vicinity of MDS consist of single-family homes, open space, Nexus Health, Presbyterian Hospital, Light at Mission Viejo Church, and a number of multi-family developments. Educational use and structures are established within the neighborhood design section in Chapter 5 of the General Plan. As a result, Planned Residential Communities (PRC) is required to be provided within the Vistas de Las Sierras and Nava Ade Neighborhood. The educational use and proposed new building included in the Development Plan Amendment are compatible with the existing educational use and improvements of the adjacent school campus. Both parcels (Tract Q-1 and 16) have been used for secondary education since 2002 and 2004 for the MDS campus. The proposed South Campus building and associated outdoor amenities on the property are	

harmonious with the historic use of the property. Furthermore, the school site was established with the original Nava Adé Master Plan and subsequent development plans. MDS's educational campus has been integral to the Nava Adé and Estancias de Las Soleras neighborhoods for decades and is the centerpiece of the residential neighborhood bringing the community together through their built campus and educational use.

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The proposed new South Campus building and amenities have been designed to be compatible and harmonious with the character of the existing MDS campus and the surrounding neighborhood and to relate architecturally and spatially to the existing campus to the north.

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Staff Response:

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Mission Viejo church, and multifamily. Where Nava Ade and Estancias de Las Soleras neighborhoods meet, MDS is at the focal of the community. Contributing to the compatible uses and structures within the vicinity and adjacent parcels. Furthermore, educational use and structures are established within the neighborhood design section in chapter five of the General Plan. As a result, Planned Residential Communities (PRC) are required to be provided within the Vistas de Las Sierras and Nava Ade Neighborhood.

Although the applicant has failed to meet criterion C, the applicant plans reflect compliance with compatibility and adaptability with other uses and building abutting and within the vicinity of the proposed site.

VI. EARLY NEIGHBORHOOD NOTIFICATION

The applicant properly notified for the Early Neighborhood Notification meeting in accordance with SFCC §14-3.1(H). An ENN meeting was held on January 30th, 2025. Approximately 16 community members attended. The comments community members had for the applicant are provided in the Early Neighborhood Notification Meeting Notes in the applicant’s submittal in Exhibit C.

VII. EXPIRATION

Per SFCC Section 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).”

VIII. ATTACHMENTS

ATTACHMENT A: Development Review Team Comments

1. Compiled Technical Corrections and Conditions of Approval
2. Terrain Management – Landscape, lighting, and Irrigation Review
3. Fire Prevention
4. Terrain Management – Site Access/ADA Review
5. Water Resources
6. Water Utility
7. Traffic Engineering

ATTACHMENT B: Maps and Photos

1. Future Land Use Map
2. Current Zoning Map
3. Aerial Photo
4. Street Views

ATTACHMENT C: Applicant Materials

1. Project Report

2. Special Use and Development Plan Amendment Applications
3. Authorization Letter
4. Legal Lot of Record Tract Q-1 / Legal lot of Record Tract 16
5. Quitclaim Deed Tract Q-1 / Warranty Deed Tract 16
6. Building Setback Affidavit
7. Charter School Contract NMPEC / State Charter School Renewal Letter
8. Architectural Style Points Checklist
9. Sewer and Water Applications / Water Offset Program Evaluation Request
10. Water Budget
11. Preliminary Drainage Report
12. Geotechnical Report
13. Soils Report Addendum
14. Initial Transportation Assessment
15. ENN Packet/ ENN Meeting Notes
16. Nava Ade Subdivision Phase 2A Plat
17. Plan Set Revised 5/9/2025
18. Existing vs Proposed
19. Tract 16 Additional Information

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

Title	Name	Initials
Department Director	Heather Lamboy	HLL
Assistant Department Director	Maggie Moore	MRM
Planning Manager	Daniel Esquibel	DAE
Planner Senior	Joel Cruz-Haber	JCH