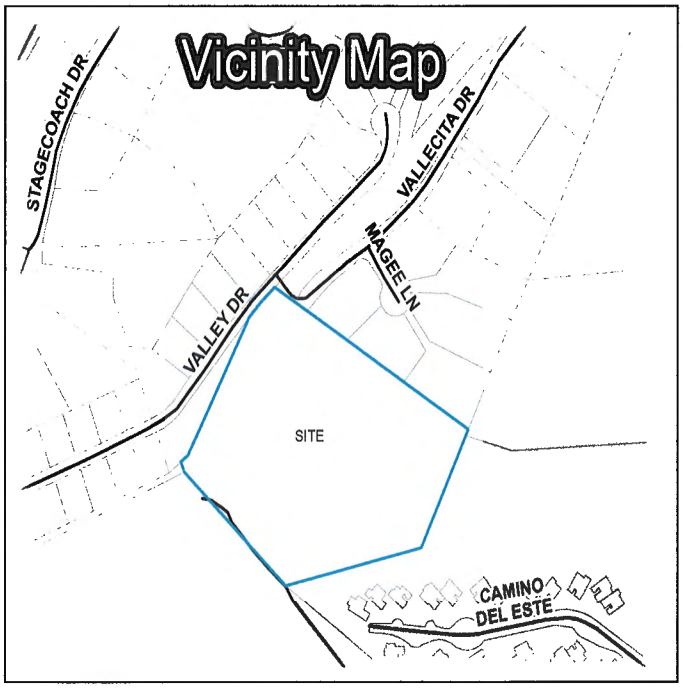
Land Use Department
Planning Commission Staff Report

Case No:	2016-70
Hearing Date:	September 8, 2016
Applicant:	Jenkins Gavin Inc., Agent for Vallecita, LLC
Request:	Preliminary Subdivision Plat
Location:	Off Vallecita Drive
Case Mgr.:	Dan Esquibel
Zoning:	R-1
Overlay:	Escarpment and Suburban Archaeological Review District
Pre-app. Mtg.:	March 31, 2016
ENN Mtg.:	May12, 2016
Proposal:	Creation of nine (9) lot subdivision on +/- 10.73 acres of land.



<u>Case #2016-70.</u> Alma Dura Preliminary Subdivision.
Jenkins Gavin Inc. agent for Vallecita, LLC, requests preliminary subdivision plat approval for 9 lots on +/- 10.73 acres. The property is located south of the intersection of Valley Drive and Vallecita Drive and is zoned R-1 (Residential, one dwelling unit per acre). (Dan Esquibel, Case Manager)

1. RECOMMENDATION
The Land Use Department recommends **APPROVAL**, subject to the recommended conditions of approval, included in Exhibit A and B.

Should the commission approve the preliminary subdivision plat application, a final plat application will need to be submitted for future approval by the Commission, prior to recording of the plat and issuance of construction permits.

2. EXECUTIVE SUMMARY
Vallecita, LLC, requests preliminary subdivision plat approval for 9 lots on +/- 10.73 acres. The subject property is located southeast of the Valley Drive/Vallecita Drive intersection and is zoned R-1.

The property is located within the Suburban Archaeological Review District and the Escarpment Overlay District. Archaeological approval was granted on December 3, 2015. Escarpment Overlay District review is further addressed in the Development Review Team (DRT) analysis by the Technical Review Division.

The proposed 9-lot subdivision will have building lots that vary from 0.80± acres to 1.36± acres, and will include two open space and drainage tracts. The plat has one access point – Alma Dura Circle which will extend off of Villecita Drive and provide lot access to the subdivision.

The proposed development would require limited extensions of utilities into the subdivision. Both city water and sewer are located on the property and electric, cable and gas will be extended from Vallecita Drive into the subdivision. One fire hydrant is proposed for the subdivision and will be located in front of Lot 3.

The Arroyo de las Piedras runs east/west along the north property line of the subdivision. The Applicant's subdivision design carves out 1.3± acres (58,739 sq. ft.) along the north property line, which includes the Arroyo de la Piedras flood area, for use as open space. Additionally, the Applicant set aside a .30± acre area (13,126 sq. ft.) located east of Lots 1 and 8 and north of Lot 9 for open space. The .30± acre area accommodates drainage with outlets through 2, 42" corrugated metal pipes (CMP) running under Alma Dura Circle for draining into the Arroyo de la Piedras.

The project site is located adjacent to the Estancia Primera Planned Residential Community (PRC). It is adjacent to the northeast edge of PRC Tract 2, and more than 500 feet northeast of PRC Tract 1, which is the site of the eight-lot Haciendas del Mirasol preliminary plat approved by the Planning Commission on August 4, 2016.

3. EVALUATION

A. Surrounding Density

The property is zoned R-1 (Residential, one dwelling unit per acre). Adjacent zoning is as follows:

Direction	Zoning	Adjoining Development	Lots or DU*	Ground Density
North	R-2 (Residential, 2 dwelling units per acre)	Catron Subdivision	32 Lots	3.05
		Valle Piedras Subdivision	13 Lots	1.2
South	R-2PUD (Residential, 2 dwelling unit per acre, Planned Unit Development)	800 East Condominiums	35 DU	1.21
East	R-1 (Residential, one dwelling unit per acre)	Amber Hills Subdivision	13 Lots	.84
West	PRC (Planned Residential Community)	Vacant	N/A	N/A

*Based on ArcGis counts.

The proposed density for Alma Dura is .83 dwellings units per acre. Surrounding density from adjacent properties averages 1.5 dwelling units per acre.

B. Utilities

Electric, gas and cable will be extended from Vallecita Drive running through Alma Dura Circle for lot access.

Both city water and sewer exist on the property. A 12" water main is located at the entrance to the property and an 8" sewer line, just west of the existing water main, runs north/south across the property. The applicants will connect to city water and sewer and loop, using 8" PVC pipes, within the Alma Drive Circle for lot access.

The conceptual water plan for the subdivision has been reviewed and approved by the City Water Division (reference Exhibit A1). Technical correction to the plans has been requested by City Waste Water Division to comply with applicable standards (reference Exhibit A2).

C. Fire

One fire hydrant is proposed for the subdivision and will be located in front of Lot 3. Conditions of approval from the Fire Marshal include Fire Department access of no greater than 10%, Fire Department access shall not be less than 20 feet to any new/remodel construction and development shall meet the 150 foot driveway requirements per IFC or an emergency turn-around per IFC requirement shall be provided (reference Exhibit A3).

D. Roads and Traffic

The proposal includes construction of a private lane (Alma Dura Drive) for lot access within the subdivision. Alma Dura Circle will consist of a 38 foot access and utility easement with a 22 foot paved driving surface and bar ditch.

Road grades proposed are no greater than 10%. Maintenance of Alma Dura Circle is to be the responsibility of the lot owners through a road maintenance agreement.

Alma Dura Circle will extend off of Vallecita Drive and provide lot access to the subdivision. The 9 lot subdivision is expected to generate approximately 16 vehicle trips at peak hours. Traffic impacts for this subdivision did not warrant the submittal of a traffic impact analysis. However, the applicant did provide a traffic study analysis which was reviewed by the City Traffic Division. The City Traffic Division concurred with the consultant's conclusion that traffic from the proposed subdivision will not significantly impact the surrounding roadways (reference Exhibit A4).

The applicant's submittals do not address road connectivity issues. The subdivision qualifies for exceptions to requirements for minimum spacing of through streets and number of connections to the existing road network [14-9.2(D)(3) and (D)(4)].

E. Terrain Management and Escarpment

The site slopes toward the Arroyo de las Piedras along the north edge of the site, and toward several minor arroyo channels cross the site. The topography is moderately steep, with approximately 33% of the site comprising slopes of 20% or steeper.

Due to the steep slopes, the base density allowed on the site is reduced to 75% of what would otherwise be allowed [Subsection 14-7.2(B)(5); Exhibit I "Mountainous and Difficult Terrain Map"]. The density on the site is further reduced by the existence of approximately 0.69 acre of floodway within the Arroyo de las Piedras [Subsection 14-7.2(B)(3)]. These density reductions are largely offset by the 15% density bonus provided for compliance with the Santa Fe Homes Program for affordable housing [Subsections 14-7.2(B)(8), 14-8.11].

Approximately 2.6 acres lies within the Escarpment Overlay District. Lots 4 and 5 are located almost entirely within the Escarpment Overlay District, with portions in the Ridgetop and Foothills Subdistricts. Lots 3 and 6 are located partly within the Foothills Subdistrict, and partly outside the Escarpment District.

The plan sets show building sites on the individual lots that meet or exceed the requirement that each lot accommodate a building footprint of at least 2,000 square feet. The plans further reflect compliance with all setback, access, terrain management and escarpment standards. The buildable area on each lot appears to substantially exceed the 2,000 square foot minimum requirement.

The applicant has agreed to restrict building on Lots 3 and 6 to the portions of the lots that are outside the Escarpment District, although that restriction is not reflected on the plans submitted with the application and shall be identified, provided this application is approved.

Two ponding areas have been located within the subdivision to accommodate drainage control.

Comments received from the Technical Review Division for Terrain Management and Escarpment review require technical correction to the plan sets for final review and approval (reference Exhibit A5 & 6).

F. Affordable Housing

A signed proposal in accordance with the Santa Fe Homes Program has been provided as part of the application. The applicants are proposing to pay a fee in lieu of construction of affordable homes. This provides the option of a 15% density bonus of one dwelling unit under 14-8.11 (reference Exhibit E).

4. EARLY NEIGHBORHOOD NOTIFICATION

An Early Neighborhood Notification (ENN) meeting was held on May 12, 2016. The meeting was attended by approximately 34 neighbors. The concerns raised were:

- Increased traffic to Villecita Drive;
- Impact of construction vehicles using the bridge over the Arroyo de la Piedras;
- Impacts of drainage from the construction of subdivision, and erosion and flood control measures from development from the Arroyo de la Piedras;
- Subdivision lighting;
- Existing sewer capacity to handle the proposed subdivision, and;
- Impacts to wild life.

Notes from the ENN meeting are attached as Exhibit D.

5. PRELIMINARY SUBDIVISION PLAT

Section 14-3.7 governs the authority, procedures and restrictions for the division of land.

Approval Criteria – Preliminary Subdivision Plat (Section 14-3.7(C))

Criterion 1: In all subdivisions, due regard shall be shown for all natural features such as vegetation, water courses, historical sites and structures, and similar community assets that, if preserved, will add attractiveness and value to the area or to Santa Fe.	**Criterion Met:** (Yes/No/conditional/N/A) **Conditional**
The application has been reviewed by the City of Santa Fe's Development Review Team (DRT) for compliance with this criterion and applicable specific standards. The proposed preliminary plat will comply, subject to recommended conditions of approval and technical corrections,.	
Criterion 2: The planning commission shall give due regard to the opinions of public agencies and shall not approve the plat if it determines that in the best interest of the public health, safety or welfare the land is not suitable for platting and development purposes of the kind proposed. Land subject to flooding and land deemed to be topographically unsuited for building, or for other reasons uninhabitable, shall not be platted for residential occupancy, nor for other uses that may increase danger to health, safety or welfare or aggravate erosion or flood hazard. Such land shall be set aside within the plat for uses that will not be endangered by periodic or occasional inundation or produce unsatisfactory living conditions. See also Section 14-5.9 (Ecological Resource Protection Overlay District) and Section 14-8.3 (Flood Regulations).	**Criterion Met:** (Yes/No/conditional/N/A) **Conditional**
The buildable lots of the subdivision are not within the Arroyo de las Piedras or designated floodplain, and the portion of the site that lies within the floodplain would be reserved as private open space with a drainage easement. Other portions of the property are located within the Mountainous and Difficult Terrain Overlay District and the Escarpment Overlay District. The applicants' proposed design has been reviewed by the DRT in accordance with Chapter 14 for Terrain Management and Escarpment regulations, and that review has determined that each building lot can be developed in accordance with applicable standards. The proposed subdivision would not endanger health, safety or welfare.	
Criterion 3: All plats shall comply with the standards of Chapter 14, Article 9 (Infrastructure Design, Improvements and Dedication Standards).	**Criterion Met:** (Yes/No/conditional/N/A) **Conditional**
The proposed preliminary plat identifies the location of existing water and sewer lines and new water and sewer main extensions, as is required at this stage. However, the application for final plat is required to include both the water and sewer plans, which will include piping profiles and details. The water plan must utilize the Water Division's required format. Prior to submittal of the final plat application, both water and sewer plans need to be developed in coordination with appropriate City staff. Review by staff has also determined that the proposed subdivision will meet applicable standards for access to and within the subdivision.	

Criterion 4: A plat shall not be approved that creates a nonconformity or increases the extent or degree of an existing nonconformity with the provisions of Chapter 14 unless a variance is approved concurrently with the plat.	**Criterion Met:** (Yes/No/conditional/N/A) **Yes**
No variances are required or have been requested for this subdivision. Approval of the proposed subdivision would not create nonconformities under current city regulations.	
Criterion 5: A plat shall not be approved that creates a nonconformity or increases the extent or degree of an existing nonconformity with applicable provisions of other chapters of the Santa Fe City Code unless an exception is approved pursuant to the procedures provided in that chapter prior to approval of the plat.	**Criterion Met:** (Yes/No/conditional/N/A) **Yes**
See response to Criterion 4 above. No existing non-conformities exist on the subject property.	

6. EXPIRATION

Approval of a preliminary subdivision plat expires three years after final action approving it, unless the final plat is approved or a time extension is granted.

7. EXHIBITS:

EXHIBIT A: Staff Conditions and Technical Corrections

EXHIBIT B: City Staff Memoranda
1. Water Division, Dee Beingessner
2. Wastewater Division, Stan Holland
3. Fire Department, Reynaldo Gonzales
4. Traffic Engineering, Sandy Kassens
5. City Engineer, RB Zaxus
6. LUD/Technical Review Division, Somie Ahmed

EXHIBIT C: Early neighborhood Notification
1. Guidelines
2. Meeting Notes

EXHIBIT D: Maps and Photos
1. Zoning Map
2. Adjacent Subdivision Map
3. Escarpment Map
4. Flood Zone Map

EXHIBIT E: Applicant Submittals*
1. Preliminary Development Plan and Subdivision Report
2. Preliminary Development Plan and Plat Drawings

* Maps and other exhibits reproduced and archived separately from this staff report. File copies are available for review at the Land Use Department office at 200 Lincoln Avenue, West Wing.

APPROVED AS TO FORM:

Title	Name	Initials
Land Use Department Director	Lisa Martinez	
Land Use Current Planning Division Director	Greg Smith	
Land Use Current Planning Case Planner	Daniel Esquibel	

September 8, 2016
Planning Commission
Case # 2016-70

Alma Dura Preliminary Subdivision

EXHIBIT A

Conditions of approval

EXHIBIT A
Conditions of Approval
Case 2016-70
Alma Dura Preliminary Subdivision Plat

	Technical Condition of approval	Department	To be completed by:
1	Prior to obtaining a notice to proceed to construct the water infrastructure for the development. The concept of the main extension is approved. For construction of the necessary water infrastructure, the water plan for main extension and individual water services to each lot must be submitted directly to the water division in our format. The water plan must be approved by the water division in order to enter into an agreement to construct and dedicate the water main.	**Water Division**	Prior to obtaining a notice to proceed to construct the water infrastructure for the development.
2	The existing sewer easement width is incorrectly identified on the grading and drainage plan.	**Wastewater**	Final Subdivision Plat
	A drivable surface access to the off-site public manhole (east of site) though the proposed lots shall be required.		
	The proximity of the water line to proposed manhole AD1 needs review.		
	It appears the culverts shown between existing manholes 1 & 2 should be shown between manholes 2 & 3		
	Review proximity of culverts to existing manhole 3		
3	All Fire Department access shall be no greater that a 10% grade throughout.	**Fire Marshal**	Prior to any new construction or remodel the current code adopted by the governing body would need to be met.
	Fire Department Access shall not be less than 20 feet width to any new/remodel construction.		
	Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided.		

EXHIBIT A
Conditions of Approval
Case 2016-70
Alma Dura Preliminary Subdivision Plat

	Technical Condition of approval	Department	To be completed by:
4	For lots subdivided after February 26th, 1992, the Escarpment ordinance requires all structures to be designed and built as far from the viewline as possible in the Foothills and Ridgetop Subdistrict – Article 14-5.7(D)(3)(e). Lots 3 & 6 have buildable areas outside of the Escarpment Overlay that also comply with terrain management requirements. Buildable sites for these lots shall be delineated outside of the Escarpment Overlay. Lot 4 has buildable area (at least 2000sq ft.) that can be readjusted to be as far away from the viewline as possible.	**Technical Review Division Terrain Management**	Prior to obtaining a notice to proceed to construct the water infrastructure for the development.
5	Article 14-8.1(D)(3)(a) requires for each residential lot to have a buildable site designated as suitable for a building with a footprint of not less than 40% of the minimum required net lot area or two thousand square feet, whichever is less. Show square footages of buildable sites shown on each lot and adjust site for Lot 5 to meet those requirements and be adjusted to be as far from the viewline as possible.	**Technical Review Division Escarpment**	Final Subdivision Plat Submission
	Provide calculations for landscape in ponding areas to show that the quantities provided are fulfilling the requirement as stated in Article 14-8.4(F)(2)(e).		
	Provide landscape plan that shows locations of all significant vegetation and how the infrastructure will affect it. Propose replacement of any significant trees removed.		
	Provide landscape plan that shows compliance with the open space requirements as listed in Article 14-8.4(H).		

September 8, 2016
Planning Commission
Case # 2016-70

Alma Dura Preliminary Subdivision

EXHIBIT B

DRT

Development Review Team

Comment Form

Date: 6/28/16

Staff person: Dee Beingessner

Dept/Div: Public Utilites/Water Division

Case: 2016-70 Alma Dura Preliminary Subdivision

Case Mgr: Dan Esquibel

Review by this division/department has determined that this application will meet applicable standards if the following are met:

Conditions of Approval :	Must be completed by:
1 The concept of the main extension is approved. For construction of the necessary water infrastructure, the water plan for main extension and individual water services to each lot must be submitted directly to the water division in our format. The water plan must be approved by the water division in order to enter into an agreement to construct and dedicate the water main.	Prior to obtaining a notice to proceed to construct the water infrastructure for the development.
2	
3	
4	

Technical Corrections*:	Must be completed by:
1	
2	
3	
4	

*Must made prior to recording and/or permit issuance

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]

Explanation of Conditions or Corrections (if needed):

Development Review Team

Wastewater Management Division

E-Mail Delivery

Comment Form

Date: July 8, 2016

Staff person: Stan Holland, Engineer

Dept/Div: Public Utilities/Wastewater

Case: Case #2016-70 Alma Dura Preliminary Subdivision

Case Mgr: Dan Esquibel

The subject property is accessible to the City public sewer system. Accessible is defined as within 200 feet of a public sewer line.

Review by the Wastewater Division has determined that this application will meet applicable standards if the following are met:

Conditions of Approval:	Must be completed by:

Technical Corrections*:	Must be completed by:
1. The existing sewer easement width is incorrectly identified on the grading and drainage plan	
2. A drivable surface access to the off-site public manhole (east of site) though the proposed lots shall be required	
3. The proximity of the water line to proposed manhole AD1 needs review	
4. It appears the culverts shown between existing manholes 1 & 2 should be shown between manholes 2 & 3	
5. Review proximity of culverts to existing manhole 3	

*Must made prior to recording and/or permit issuance

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project: N/A

Development Review Team

Comment Form

Date: July 11 2016

Staff person: Reynaldo Gonzales

Dept/Div: Fire

Case: 2016-70 Alma Dura Preliminary Subdivision

Case Mgr: Dan Esquibel

Review by this division/department has determined that this application will meet applicable standards if the following are met:

Conditions of Approval :	Must be completed by:
1 None	Prior to approval

Technical Corrections*:	Must be completed by:
1 None	

*Must made prior to recording and/or permit issuance

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

Prior to any new construction or remodel the current code adopted by the governing body would need to be met.

1. All Fire Department access shall be no greater that a 10% grade throughout.

2. Fire Department Access shall not be less than 20 feet width to any new/remodel construction.

3. Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided.

4. Fire Department shall have 150 feet distance to any portion of the building on any new construction.

5. Shall have water supply that meets fire flow requirements as per IFC

Development Review Team

Request for Additional Information

Date: June 29, 2016

Staff person: Sandra Kassens, Engineer Assistant

Dept/Div: PWD/ Engineering Division

Case: 2016-70 – Alma Dura Preliminary Subdivision

Case Mgr: Dan Esquibel, Land Use Planner Senior

☒ The plans and other materials submitted with this application meet the application requirements for review by this division/department and are sufficient to determine compliance with applicable standards.

☐ The following additional or corrected information must be submitted before the application is complete and can be scheduled for public hearing:

1. [list additional items needed]

Development Review Team

Comment Form

Date: 7/13/16

From: Risana "RB" Zaxus, City Engineer for Land Use

Dept/Div: Land Use, Technical Review Division

Case: Case #2016-70: Alma Dura Preliminary Subdivision

Case Mgr: Dan Esquibel

Review by this division/department has determined that this application will meet applicable standards if the following are met:

Conditions of Approval :	Must be completed by:
1 NONE	
2	
3	
4	

Technical Corrections*:	Must be completed by:
1 Add the stormwater agreement to the PLAT	Plat recordation
2 Show limits of the FEMA floodplain and reference the FIRM on the PLAT	Plat recordation
3 Show the limits of the escarpment overlay on the PLAT	Plat recordation
4 Add a note the PLAT that on-lot ponding is required	Plat recordation

*Must made prior to recording and/or permit issuance

Development Review Team

Comment Form

Date: August 26th, 2016

Staff person: Somie Ahmed

Dept/Div: LUD/Technical Review Division

Case: 2016-70 – Alma Dura Preliminary Subdivision Plat

Case Mgr: Dan Esquibel

Review by this division/department has determined that this application will meet applicable standards if the following are met:

Conditions of Approval :	Must be completed by:
1	
2	
3	
4	

Technical Corrections*:	Must be completed by:
1. For lots subdivided after February 26th, 1992, the Escarpment ordinance requires all structures to be designed and built as far from the viewline as possible in the Foothills and Ridgetop Subdistrict – Article 14-5.7(D)(3)(e). Lots 3 & 6 have buildable areas outside of the Escarpment Overlay that also comply with terrain management requirements. Buildable sites for these lots shall be delineated outside of the Escarpment Overlay. Lot 4 has buildable area (at least 2000sq ft.) that can be readjusted to be as far away from the viewline as possible.	Final Subdivision Plat Submission
2. Article 14-8.1(D)(3)(a) requires for each residential lot to have a buildable site designated as suitable for a building with a footprint of not less than 40% of the minimum required net lot area or two thousand square feet, whichever is less. Show square footages of buildable sites shown on each lot and adjust site for Lot 5 to meet those requirements and be adjusted to be as far from the viewline as possible.	Final Subdivision Plat Submission
3. Provide calculations for landscape in ponding areas to show that the quantities provided are fulfilling the requirement as stated in	Final Subdivision Plat Submission

Article 14-8.4(F)(2)(e).	
4. Provide landscape plan that shows locations of all significant vegetation and how the infrastructure will affect it. Propose replacement of any significant trees removed.	Final Subdivision Plat Submission
5. Provide landscape plan that shows compliance with the open space requirements as listed in Article 14-8.4(H).	Final Subdivision Plat Submission

*Must made prior to recording and/or permit issuance

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]

Explanation of Conditions or Corrections (if needed):

September 8, 2016
Planning Commission
Case # 2016-70

Alma Dura Preliminary Subdivision

EXHIBIT D

ENN

City of Santa Fe
Land Use Department
Early Neighborhood Notification
Meeting Notes

Project Name	Alma Dura Subdivision
Project Location	Located southeast of the Valley Drive/Vallecita Drive intersection
Project Description	Preliminary subdivision plat approval for 9 lots on +/- 10.73 acres.
Applicant / Owner	Vallecita, LLC
Agent	Jenkins Gavin Inc.
Pre-App Meeting Date	March 31, 2016
ENN Meeting Date	May12, 2016
ENN Meeting Location	Main Library
Application Type	ENN for Preliminary Subdivision
Land Use Staff	Dan Esquibel
Other Staff	N/A
Attendance	34

Notes/Comments:

An Early Neighborhood Notification (ENN) meeting was held on May 12, 2016. The meeting was attended by approximately 34 neighbors. The concerns raised were:

- Increased traffic to Villecita Drive,
- Impact of construction vehicles using the bridge over the Arroyo de la Piedras,
- Impacts of drainage from the construction of subdivision, erosion and flood control measures from development from the Arroyo de la Piedras,
- Subdivision lighting,
- Existing sewer capacity to handle the proposed subdivision, and
- Impacts to wild life.

Submit by Email | Print Form

Early Neighborhood Notification (ENN) Guidelines

Section 14-3.1(F)(5) SFCC 1987, as Amended

Please address each of the criteria below. Each criterion is based on the Early Neighborhood Notification (ENN) guidelines for meetings, and can be found in Section 14-3.1(F)(5) SFCC 1987, as amended, of the Santa Fe City Code. A short narrative should address each criterion (if applicable) in order to facilitate discussion of the project at the ENN meeting. These guidelines should be submitted with the application for an ENN meeting to enable staff enough time to distribute to the interested parties. For additional detail about each criterion, consult the Land Development Code.

(a) EFFECT ON CHARACTER AND APPEARANCE OF THE SURROUNDING NEIGHBORHOODS *For example: number of stories, average setbacks, mass and scale, architectural style, landscaping, lighting, access to public places, open spaces and trails. (Ord. No. 2008-29 § 3)*

The proposed 10-lot residential subdivision is consistent with the subject property's R-1 and R-2 zoning. Lot sizes are consistent with those of the adjacent neighborhood. The project will comply with all applicable City Code regulations, including building height, setbacks, architectural style, landscaping, lighting, and open space.

(b) EFFECT ON PROTECTION OF THE PHYSICAL ENVIRONMENT *For example: trees, open space, rivers, arroyos, floodplains, rock outcroppings, escarpments, trash generation, fire risk, hazardous materials, easements, etc.*

Open space will be provided in accordance with City open space requirements (see attached Conceptual Site Plan). The project will comply with all applicable City codes with regard to environmental protection.

(c) IMPACTS ON ANY PREHISTORIC, HISTORIC, ARCHAEOLOGICAL OR CULTURAL SITES OR STRUCTURES, INCLUDING ACEQUIAS AND THE HISTORIC DOWNTOWN *For example: the project's compatibility with historic or cultural sites located on the property where the project is proposed.*

The project is located in the Suburban Archaeological District. In accordance with City requirements, an archaeological survey was performed. An archaeological clearance was issued by the City at the Archaeological Review Committee meeting of December 3, 2015.

(d) RELATIONSHIP TO EXISTING DENSITY AND LAND USE WITHIN THE SURROUNDING AREA AND WITH LAND USES AND DENSITIES PROPOSED BY THE CITY GENERAL PLAN *For example: how are existing City Code requirements for annexation and rezoning, the Historic Districts, and the General Plan and other policies being met.*

The subject property is zoned R-1 and R-2. The proposed 10-lot residential subdivision is consistent with the existing density of the surrounding neighborhoods, which encompass a mix of R-5, R-2, R-2 PUD, and R-1 zoning, as well as a PRC zoned parcel to the south of the property. The proposed subdivision is also consistent with its Future Land Use Designation of Very Low Density Residential (1-3 dwelling units per acre), and harmonizes with the densities of the surrounding neighborhoods, which vary from Very Low and Low Density and Moderate Density Residential.

(e) EFFECTS UPON PARKING, TRAFFIC PATTERNS, CONGESTION, PEDESTRIAN SAFETY, IMPACTS OF THE PROJECT ON THE FLOW OF PEDESTRIAN OR VEHICULAR TRAFFIC AND PROVISION OF ACCESS FOR TEH DISABLED, CHILDREN, LOW-INCOME AND ELDERLY TO SERVICES *For example: increased access to public transportation, alternate transportation modes; traffic mitigation, cumulative traffic impacts, pedestrian access to destinations and new or improved pedestrian trails.*

The project will be accessed from Vallecita Drive (see attached Conceptual Site Plan). The addition of 10 residences will have a minimal traffic impact on the neighboring streets. Parking shall be provided on-site for the 10 new lots.

(f) IMPACT ON THE ECONOMIC BASE OF SANTA FE *For example: availability of jobs to Santa Fe residents; market impacts on local businesses; and how the project supports economic development efforts to improve living standards of neighborhoods and their businesses.*

The project will support economic development by creating construction jobs for Santa Fe residents. The future residents of the subdivision will support Santa Fe's economic base by frequenting local businesses.

(g) EFFECT ON THE AVAILABILITY OF AFFORDABLE HOUSING AND AVAILABILITY OF HOUSING CHOICES FOR ALL SANTA FE RESIDENTS *For example: creation, retention or improvement of affordable housing; how the project contributes to serving different ages, incomes and family sizes; the creation or retention of affordable business space. (Ord. No. 2005-30(A) § 4)*

The applicant will pay a fee in lieu of providing affordable housing.

(h) EFFECT UPON PUBLIC SERVICES SUCH AS FIRE, POLICE PROTECTION, SCHOOL SERVICES AND OTHER PUBLIC SERVICES OR INFRASTRUCTURE ELEMENTS SUCH AS WATER, POWER, SEWER, COMMUNICATIONS, BUS SYSTEMS, COMMUTER OR OTHER SERVICES OR FACILITIES *For example: whether or how the project maximizes the efficient use or improvement of existing infrastructure; and whether the project will contribute to the improvement of existing public infrastructure and services.*

The subject property is already improved with City water and sewer service lines, as well as a fire hydrant. The project will connect to existing dry utilities and will be served by City public services.

(i) IMPACTS UPON WATER SUPPLY, AVAILABILITY AND CONSERVATION METHODS *For example: conservation and mitigation measures; efficient use of distribution lines and resources; effect of construction or use of the project on water quality and supplies.*

The project will comply with City water conservation requirements.

(j) EFFECT ON THE OPPORTUNITIES FOR COMMUNITY INTEGRATION AND SOCIAL BALANCE THROUGH MIXED LAND USE, PEDESTRIAN ORIENTED DESIGN, AND LINKAGES AMONG NEIGHBORHOODS AND RECREATIONAL ACTIVITY AND EMPLOYMENT CENTERS *For example: how the project improves opportunities for community integration and balance through mixed land uses, neighborhood centers and/or pedestrian-oriented design.*

In accordance with the City's General Plan, the project is creating infill development. Furthermore, the proposed subdivision will improve a vacant property that has long been a troublesome source of vagrancy and waste pollution for the surrounding neighborhood, thus promoting greater opportunities for community integration and social balance.

(k) EFFECT UPON SANTA FE'S URBAN FORM *For example: how are policies of the existing City General Plan being met? Does the project promote a compact urban form through appropriate infill development? The project's effect on intra-city travel; and between employment and residential centers.*

The project complies with the General Plan by promoting a compact urban form through appropriate infill development. The proposed residential subdivision is in alignment with surrounding land uses, and is in close proximity to downtown employment centers.

ADDITIONAL COMMENTS (Optional)

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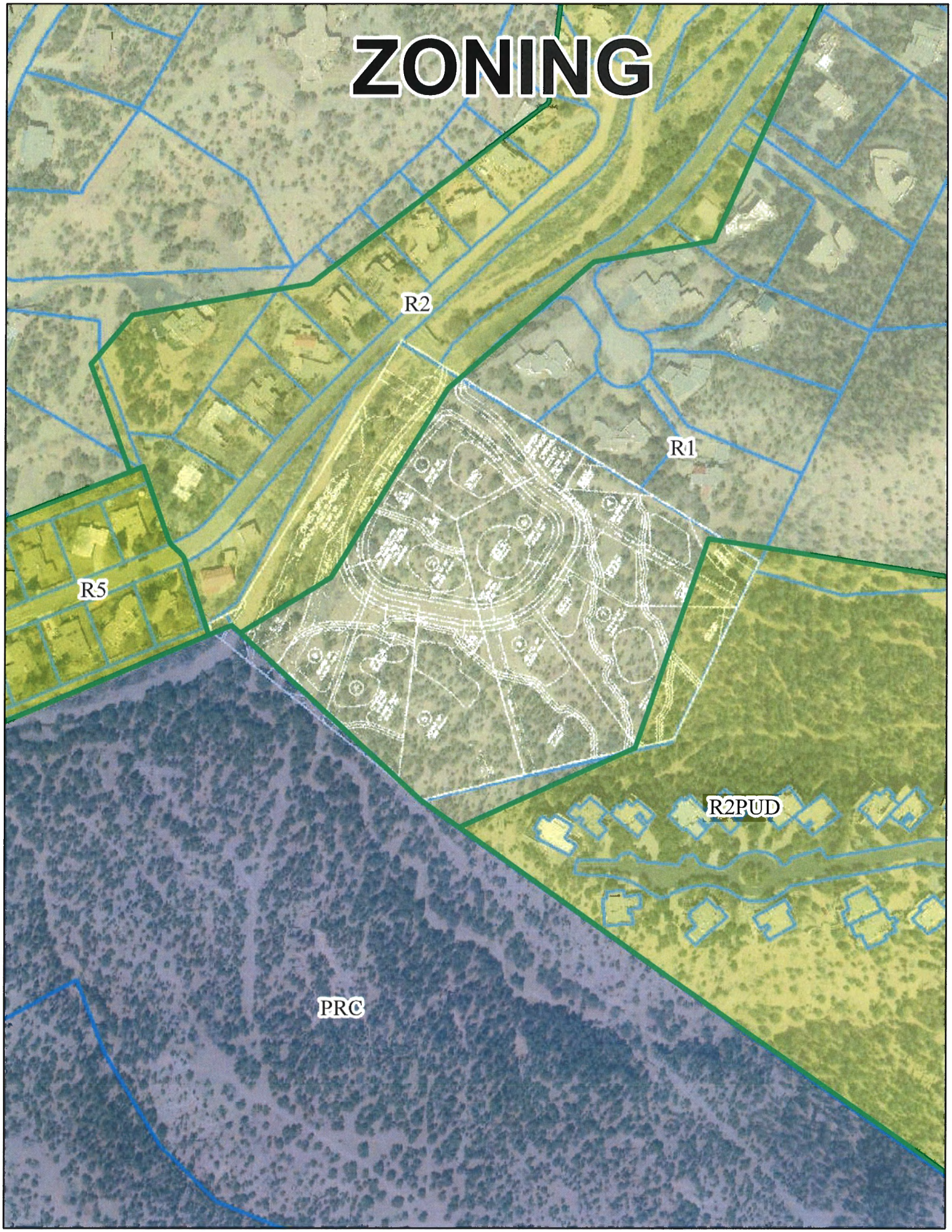
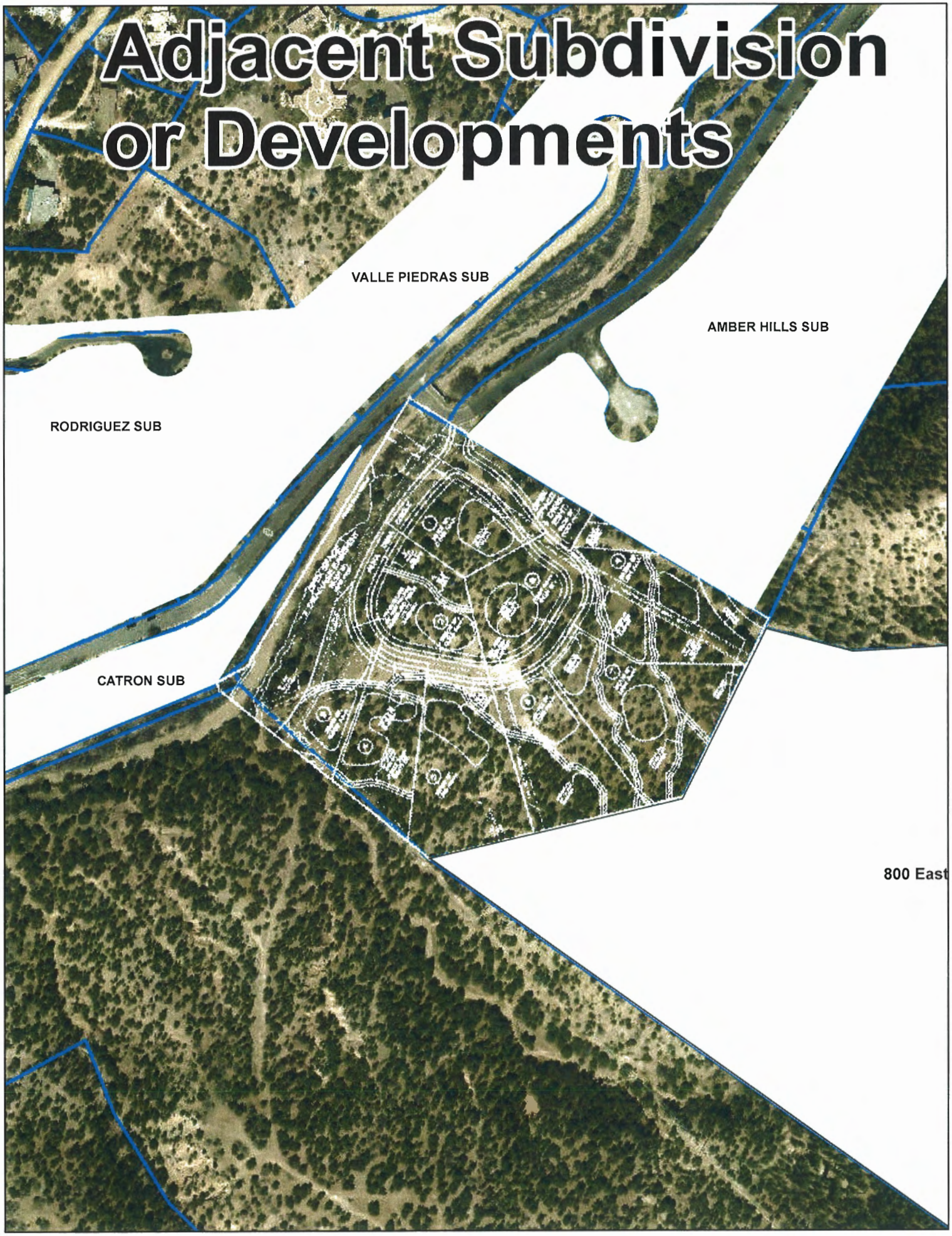
Alma Dura Preliminary Subdivision

EXHIBIT E

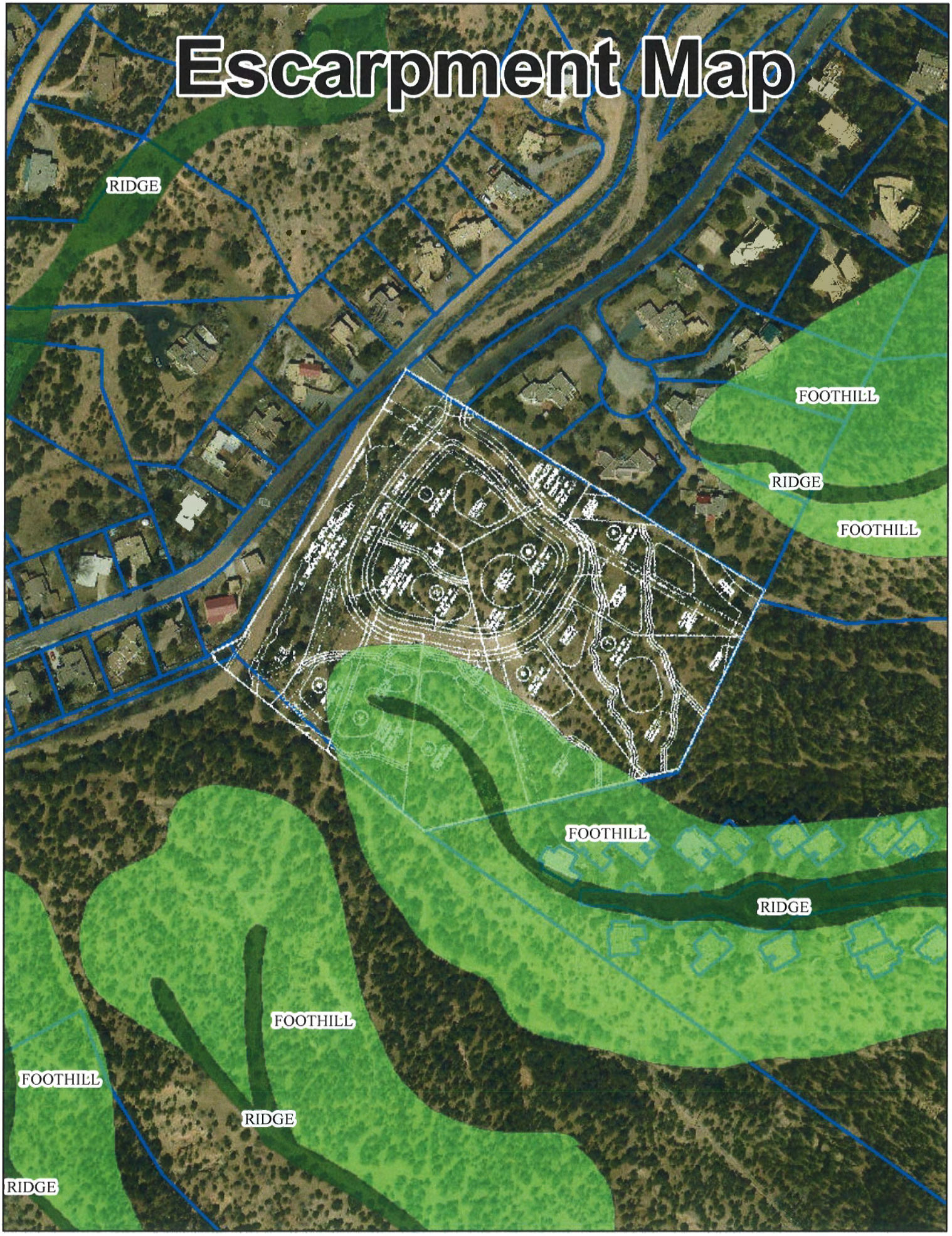
MAPS AND PHOTOS


ZONING
R2
R1
R5
R2PUD
PRC

Adjacent Subdivision or Developments



Escarpment Map



Flood Zone

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EXHIBIT E

Applicant Submittals