

Vaquero Village Rezone Review

Please provide Ability to Serve letters for

1. Culinary
2. Secondary
3. Sewer

The attached redlined development plan shows a ROW road stubbing northward intended for an irrigation canal crossing. A road over the canal may not be practical at this time, but we would like to explore options for connections northward and eastward. A road eastward may also have challenges. Please provide some information describing the potential for a connection eastward.

Add more details to the narrative specific to this development. The details should expound on how this development will satisfy the following smart growth principles:

- A. Street Connectivity
- B. Pathway and trail connectivity
- C. Open space and recreation facilities
- D. Dark sky considerations
- E. Culinary and secondary water connections
- F. Emissions and air quality
- G. Renewable Energy

A helpful resource showing future streets and pathways in the area can be found in the General Plan, specifically the Future Streets Map.

Reese Park is nearby, please obtain a letter from the Parks District that details what is being done to contribute toward open space and recreation facilities.

Being that this area is flat and susceptible to standing water and flooding issues, please include some details in the narrative discussing storm water management.

The narrative should also detail defining features of this development. What is your vision for this development? What public amenities do you envision for this development and the broader area?

Include in the narrative what will be done in the open space surrounding the pond to create an inviting amenity.

7500 West Street is substandard, what improvement will be made to the section fronting this development? You could include in the narrative what you envision in this area.