



Los Alamos County
Community Development Department

PLANNING & ZONING COMMISSION STAFF REPORT

Public Hearing Date: March 25, 2026
Subject: Case No. SIT-2026-0075
Applicant/Owner: Norris Design, on behalf of property owner Servitas
Case Manager: Danyelle Valdez, Planning Manager

Professional Background:

Bachelor's degree in business administration; 12 years' experience in Real Estate Development, Project Management, Planning and Land Use.

CASE NO. SIT-2026-0075: Norris Design, on behalf of property owner Servitas, requests approval of a Site Plan Adoption for the construction of a 380-unit residential development and a 6,200-square-foot amenity building on the ±21.9-acre property located at 125 DP Road, zoned Mixed-Use (MU).

EXECUTIVE SUMMARY

Norris Design, on behalf of property owner Servitas, requests approval of a Site Plan Adoption for the Coyote Mesa Neighborhood development (parcel A-8-A) located at 125 DP Road. The ±21.9-acre property is zoned Mixed-Use (MU) and is currently undeveloped.

The proposed development includes 380 deed-restricted affordable dwelling units with approximately 17 percent lot coverage. The residential program consists of one four-story, 45-foot wrap-style multifamily building containing 237 units with an internal four-story, 480-space parking structure; ten two- to three-story garden flat buildings containing 131 units; and three two-story townhome buildings containing 12 units. The project also includes a 6,200-square-foot amenity building, internal roadways, pedestrian circulation, landscaping, extension of the Canyon Rim Trail, a fenced dog park, and other neighborhood amenities.

The development serves several County housing policies by providing workforce housing for households earning between 60 and 120 percent of Area Median Income (AMI). The project will be delivered through a public-private partnership between Los Alamos County and Servitas.

SITE INFORMATION

The subject property, referred to as parcel A-8-A, is approximately 21.9 acres in size and is located along DP Road within the Los Alamos Townsite. The property was owned by the Incorporated County of Los Alamos until March 12, 2026, and is zoned Mixed-Use (MU). The Mixed-Use zone district is intended to accommodate a vertical or horizontal mix of low- to medium-density residential, office, and commercial land uses outside of the Downtown Los Alamos (DTLA) and White Rock Town Center (WRTC) zone districts. Development within the

MU district is intended to support walkable development patterns while maintaining compatibility in scale and character with surrounding neighborhoods.

Pursuant to the dimensional standards, the MU zone district does not establish minimum lot area or lot width requirements. Minimum setbacks for front, interior side, street side, and rear yards are 0 feet. The maximum permitted primary building height is 54 feet. The MU district also establishes a maximum lot coverage of 70 percent.

The County identified the parcel as a priority site for workforce housing. Both the 2016 Comprehensive Plan and the 2024 Affordable Housing Plan designate the property for higher-density residential development intended to support households earning between 60 and 120 percent of Area Median Income.

Between 2022 and 2025, the County completed infrastructure improvements along DP Road, including the extension of water, sewer, gas, electric, and related utility services to support future development of the site.

In 2024, the County initiated a competitive solicitation process to select a development partner for the property. Servitas was subsequently selected to advance the project in partnership with the County to deliver deed-restricted affordable housing.

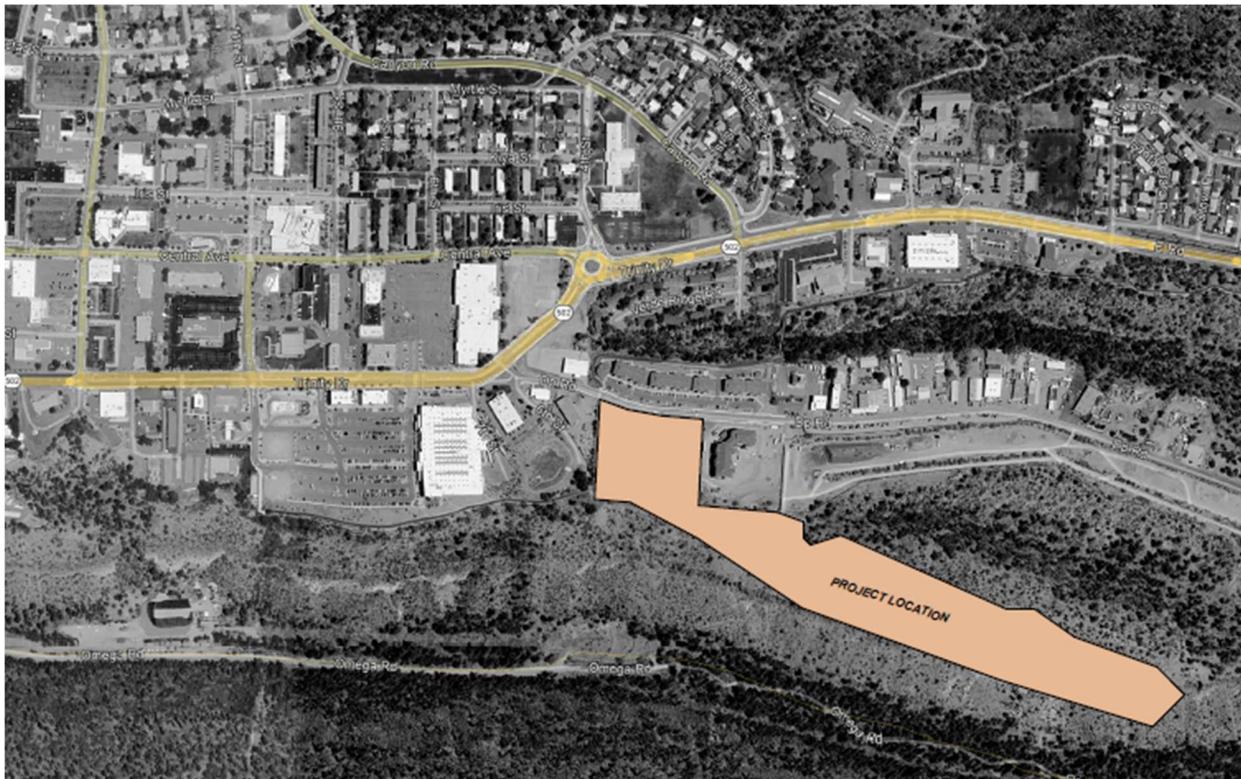


Figure 1: Vicinity Map

PROJECT INFORMATION

A pre-application meeting for the proposed development was held on December 1, 2025, during which staff determined that the project would require approval of a Site Plan Adoption. Site Plan Adoption applications are reviewed pursuant to Section 16-74(i) of the Los Alamos County Development Code. Following the pre-application meeting, the applicant's development team and consultants coordinated with County departments over the past four months to refine the proposal and ensure compliance with applicable County standards. Staff's review of a site plan adoption evaluates whether the proposed development complies with zoning and development standards, provides adequate public infrastructure capacity, mitigates potential impacts to surrounding properties, and is consistent with adopted County plans and policies.

The proposal, referred to as the Coyote Mesa Neighborhood development, is located on approximately 21.9 acres at 125 DP Road within the Mixed-Use (MU) zoning district. The project consists of a 380-unit residential development designed to provide deed-restricted affordable housing for households earning between 60 and 120 percent of Area Median Income (AMI). The residential program includes one four-story, 45-foot wrap-style multifamily building containing 237 units with an internal four-story 480 parking space parking structure; ten two- to three-story garden flat buildings containing 131 units; and three two-story townhome buildings containing 12 units. The development also includes a 6,200-square-foot amenity building and associated neighborhood amenities.

The development provides approximately 480 off-street parking spaces distributed throughout the site and organized around internal drive aisles with pedestrian connections. Internal circulation provides vehicular access to all residential buildings while maintaining a pedestrian-oriented site design.

Off-street parking is required for the proposed residential and accessory uses pursuant to Table 27 (Minimum Off-Street Parking Requirements) of the Los Alamos County Development Code. Based on the number of dwelling units and the gross floor area of the leasing office and amenity building, the base parking requirement is 600 spaces.

However, the following parking reductions can be applied:

- MU Zone District Reduction (Section 16-6(a)(1)b): A 25% reduction to the Table 27 requirement reduces the requirement to 450 spaces.
- Transit Proximity Reduction (Table 30): Because the site is located within 1,320 feet of a public transit stop, a 20% reduction further reduces the requirement to 360 spaces.
- Electric Vehicle Charging Station Credit: The Development Code allows each EV charging station to count toward two required parking spaces. The project proposes five EV charging stations, yielding a five-space net reduction, reducing the requirement to 355 spaces.

The proposed site plan provides 480 parking spaces, exceeding the minimum requirement of 355 spaces by 125 spaces.

Pedestrian infrastructure includes sidewalks, internal pathways, and connections to the Canyon Rim Trail, which will extend through the site as part of the development. The proposal also includes a fenced dog park, landscaped open spaces, and a new nature trail connection intended to provide access to the eastern end of the mesa and provide for future integration into surrounding trail network.

Primary access to the site will be provided from DP Road via a new internal roadway network designed to connect the western portion of the site, including the wrap-style multifamily building, with the eastern neighborhood of stacked flats and townhomes. DP Road was fully reconstructed between 2022 and 2025 and includes new utility infrastructure, storm drainage improvements, curb and gutter, sidewalks, and landscaped buffers. The project incorporates pedestrian-oriented street sections, widened sidewalks, and enhanced pedestrian crossings along the DP Road frontage.

Utility infrastructure for the development has been coordinated with the Department of Public Utilities and Public Works. Water, sewer, gas, electrical, and roadway infrastructure were previously extended along DP Road to facilitate development of the property. Onsite utility extensions and connections will be constructed as part of the project in accordance with County construction standards. The development will also be served by an existing lift station associated with the DP Road infrastructure improvements.

A grading and drainage plan, stormwater management report, and traffic impact analysis were submitted with the application and reviewed as part of the Interdepartmental Review Committee (IDRC) process. The traffic impact analysis concludes that the proposed development will not require roadway capacity improvements along DP Road. Minor operational modifications were identified at the Trinity Drive and DP Road intersection to maintain acceptable levels of service as traffic volumes increase.

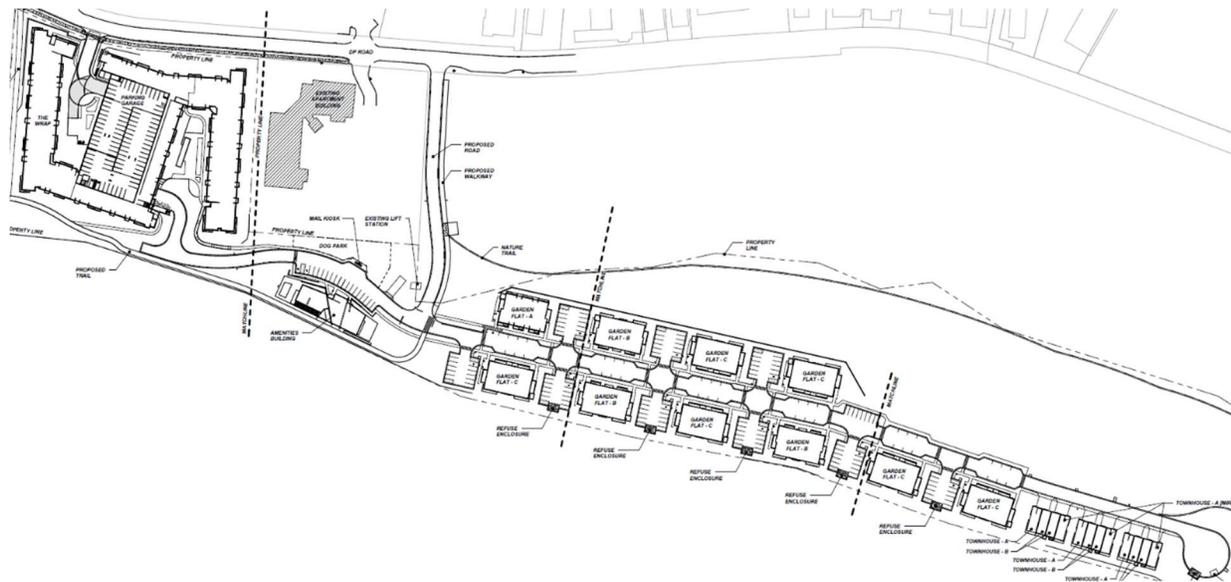


Figure 2: Site Plan

INTERDEPARTMENTAL REVIEW COMMITTEE (IDRC) REVIEW

An IDRC review was conducted from February 13 through February 26, 2026, with the IDRC meeting held on February 26, 2026. Based on the IDRC review, the Department of Public Utilities, Fire Marshal, Environmental Services, Building Division, Planning Division, and Public Works have indicated that the project may proceed to the March 25, 2026, Planning and Zoning Commission meeting with no conditions. Public Works identified drainage encroachment onto County property. An encroachment permit for drainage ponding will be required and will be addressed through site permitting.

PUBLIC NOTICE

The Los Alamos County Code of Ordinances, Chapter 16 – Development Code, Sec. 16-71 Table 49 - Procedures Summary Table, sets forth the notice requirements. Section 16-72(c) Notifications establishes the notice requirements for a public hearing:

- *Published and posted notice [16-72(c)(4)]:*
 - Notice published in a newspaper of general circulation within the County at least 14-calendar days before the meeting or hearing. **Published March 5, 2026.**
 - Posted notice of at least one sign on a street abutting the property that is the subject of the application – visible from the street – at least 14-calendar days before the public meeting or hearing. **Posted March 9, 2026.**
- *Mailed Notice [16-72(c)(5)c.]:*
 - Notice shall be mailed 14-days prior to the public hearing to all owners of record, as identified in the records of the County Tax Assessor, or occupants of properties within 300 ft., excluding public rights-of-way, of exterior lot lines of the subject property. **Mailed March 6, 2026.**

SITE PLAN ADOPTION APPROVAL

Section 16-74(i) of the Los Alamos County Development Code states that an application for Site plan adoption shall be approved if it meets all the following criteria. The Planning and Zoning Commission shall approve or deny the proposed application pursuant to the decision criteria within Section 16-74(i)(4):

a. The site plan substantially conforms to the intent and policies of the comprehensive plan and other adopted county policies and plans.

Applicant Response: The 2016 Comprehensive Plan outlines strategies for providing new housing options in town with strong support for utilizing County-owned land, including this site. The Plan designated this tract for High Density Residential to encourage population growth in Los Alamos. The development of this land tract is listed as a potential strategy for enacting the land use policies of the Comprehensive Plan.

The Los Alamos Affordable Housing Plan approved in 2024 and completed by Sites Southwest, LLC, identifies the need for housing from low to moderate income households. The area of target for area median income is up to 120%. This Coyote Mesa neighborhood proposes to provide housing for those earning 60-120% of the AMI, meeting this need. This report identifies Coyote Mesa (formerly A-8-A) as a medium-term action item to develop at approximately 17 units per acre.

This development strategically includes a variety of unit types, in accordance with the plan's density, affordability, and housing type recommendations. Our proposal balances affordable housing needs with the existing neighborhood and community values in regard to architecture and density.

This development also follows the plan recommendations by its structure of a public-private partnership, with the County hiring an experienced housing developer to navigate the complex development process.

Further, this development will contribute to the neighborhood by expanding public amenities and providing new facilities for neighbors. These improvements include the extension of Canyon Rim Trail, identified as a missing link during the Comp Plan's planning process in 2016, and a new fenced dog park.

Staff Response: It is the expert opinion of staff that this criterion has been met. The proposed site plan substantially conforms to the intent and policies of the Los Alamos County Comprehensive Plan and other adopted County policies and plans. The Comprehensive Plan encourages additional housing opportunities and modest growth within the community, particularly in areas where infrastructure and public services are already available. The proposed development introduces a mix of residential unit types and sizes on an undeveloped parcel located within an existing urbanized area along DP Road, where recent roadway, utility, and infrastructure improvements have occurred. Development of the site represents infill development within an area planned for growth and contributes to expanding the County's housing inventory and housing options. The proposal also incorporates pedestrian infrastructure and connections to the Canyon Rim Trail corridor, supporting the Comprehensive Plan's goals of improving connectivity between residential areas, open space resources, and recreational opportunities.

The project is also consistent with the Los Alamos Affordable Housing Plan, which recommends increasing the housing supply through a variety of housing types and densities. The Affordable Housing Plan identifies the Coyote Mesa (A-8-A) project site as a potential opportunity for housing development. The proposed development contributes toward the County's housing supply by introducing new residential units intended to serve moderate-income households and workforce residents, consistent with the policy direction of the Affordable Housing Plan.

The proposal also aligns with the Economic Vitality Strategic Plan, which recognizes housing availability as a critical factor supporting workforce retention, economic diversification, and

overall community vitality. Increasing the supply of housing within the County supports these objectives by enabling residents and employees to live within the community and by supporting local economic activity.

Finally, the project is consistent with the 2026 County Strategic Leadership Plan, which identifies housing availability, economic vitality, and community quality of life as key strategic priorities. The proposed development advances these priorities by increasing housing supply, expanding recreational amenities, and enhancing pedestrian connectivity within the area.

b. If the subject property is within an approved master plan, the site plan is in conformance with any relevant standards in the master plan.

Applicant Response: The subject property is not within an approved Master Plan.

Staff Response: This criterion is not applicable. The subject property is not within an approved Master Plan.

c. If the subject property is within an approved PD zone district, the site plan is consistent with any applicable terms and conditions in any previously approved PD zoning covering the subject property and any related development agreements and/or regulations.

Applicant Response: The subject property is not within an approved PD zone district.

Staff Response: This criterion is not applicable. The subject property is not within an approved PD zone district.

d. The site plan is in conformance with all applicable provisions of this Code and other adopted county regulations.

Applicant Response: The documents included in this submittal package contain all required plans and information for a Site Plan Adoption. The proposed uses and design of this application and plan conform to all requirements of the Mixed-Use zone district per County requirements. All information has been made clear and specific for the efficient review by County staff. If any omissions or errors are found, all efforts will be made to immediately remedy this and provide additional information to the County as requested.

Staff Response: It is the expert opinion of staff that this criterion has been met. The proposed site plan has been reviewed for compliance with the applicable provisions of Chapter 16 of the Los Alamos County Development Code and other adopted County regulations. The proposed development is located within the Mixed-Use (MU) zoning district, where multifamily residential uses are permitted. The site plan demonstrates compliance with the applicable development standards of the MU zone district, including standards related to site layout, building placement, access, circulation, parking, pedestrian connectivity, and infrastructure.

The application materials, including the site plan, architectural plans, grading and drainage plans, utility plans, and supporting technical reports, were reviewed through the County's Interdepartmental Review Committee (IDRC) process. Departments participating in the review included the Planning Division, Department of Public Utilities, Public Works, Environmental Services, the Fire Marshal's Office, and the Building Division. Based on this coordinated technical review, staff determined that the proposed development complies with applicable County standards related to life safety access, infrastructure connectivity, drainage, utilities, and site design.

Any remaining technical requirements related to permitting, construction, and utility connections will be addressed through subsequent building permit review and construction permitting to ensure continued compliance with County codes and construction standards. Based on staff's review and the IDRC findings, the proposed site plan conforms to the applicable provisions of the Development Code and other adopted County regulations.

e. The county's existing public infrastructure and services, including but not limited to water, sanitary sewer, electricity, gas, storm sewer, streets, trail and sidewalks have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated in compliance with the county's construction standards to the maximum extent practicable.

Applicant Response: Attached to this application are proposed utility plans that show all new utility extensions onsite to serve the development and the sanitary sewer demand analysis sent to Los Alamos County DPU 1/21/25 (*applicant correction analysis sent 1/21/26*). All new utilities will be designed and constructed in accordance with the Los Alamos County Public Works Design and Construction Standards and DPU Construction Standards and Specifications. The team has been coordinating with the County to ensure adequate water, gas and sewer service is available for the site.

Staff Response: It is the expert opinion of staff that this criterion has been met. The subject property is located along DP Road, where recent public infrastructure improvements have been completed to support future development of the area. These improvements include roadway reconstruction, sidewalks, storm drainage infrastructure, and the extension of public utilities including water, sanitary sewer, natural gas, and electrical service.

The proposed development will connect to these existing public infrastructure systems through on-site utility extensions and improvements designed in accordance with the Los Alamos County Public Works Design and Construction Standards and the Department of Public Utilities construction standards and specifications. Utility plans submitted with the application were reviewed by the Department of Public Utilities and Public Works as part of the IDRC review process and were determined to be capable of serving the proposed development.

The applicant also submitted supporting technical documentation including grading and drainage plans, a stormwater management report, and a traffic impact analysis. These materials were reviewed by the appropriate County departments to evaluate potential impacts to public infrastructure and roadway operations. The traffic impact analysis concluded that the development will not require roadway capacity improvements along DP Road, although minor operational adjustments at the Trinity Drive and DP Road intersection were identified to maintain acceptable levels of service as traffic volumes increase.

Based on the technical review conducted by County departments and the infrastructure improvements incorporated into the project design, staff finds that the existing public infrastructure systems have adequate capacity to serve the proposed development.

f. The site plan mitigates any significant adverse impacts to properties within the vicinity to the maximum extent practicable.

Applicant Response: This proposal mitigates its impact via the details of its design. Viewsheds to the south and east will be maintained through careful placement and massing of all buildings. Trail access will be expanded with this proposal and will be open to the public. This project will also enhance the streetscape frontage along DP road, building atop the improvements already completed to make this street a welcoming entrance for all residents of DP road. The architecture has been delicately designed to minimize its visual impact, break up its mass, and contribute to local character by appropriate and local design influences.

Staff Response: It is the expert opinion of staff that this criterion has been met. The proposed site plan has been designed to minimize potential adverse impacts to surrounding properties to the maximum extent practicable through site layout, building placement, circulation design, and the incorporation of open space and pedestrian amenities.

The development is located on an undeveloped parcel adjacent to existing residential development and has been designed to provide an appropriate transition in scale and intensity between surrounding uses. Building placement, internal circulation, and open space areas have been arranged to maintain visual openness and preserve views toward adjacent natural areas. The project also incorporates landscaping, pedestrian pathways, and trail connections that integrate the development with the surrounding neighborhood and existing recreational infrastructure.

Traffic circulation and access have been evaluated through the submitted traffic analysis and coordination with County staff to ensure that the proposed access points and roadway design will operate safely and efficiently without creating significant adverse impacts to surrounding roadways or properties. In addition, pedestrian infrastructure and trail connections are included to improve walkability and connectivity within the area.

Based on the proposed design and mitigation measures incorporated into the site plan, staff finds that the development has been designed to minimize potential impacts to neighboring properties and the surrounding area to the maximum extent practicable.

g. Provisions shall be made to serve the development with tot lots and/or neighborhood parks in accordance with the comprehensive plan. A fee may be paid as approved by county council to accomplish the purpose of the comprehensive plan in lieu of the development of tot lots or neighborhood parks.

Applicant Response: The site plan has been designed to include access to the outdoors and outdoor amenities. These amenities include a nature playground, dog park, Canyon Rim Trail connection and soft surface extension, and landscaped courtyards. The dog park will be available for the residents of Coyote Mesa and the adjacent neighborhood, The Bluffs.

Staff Response: It is the expert opinion of staff that this criterion has been met. The proposed site plan incorporates a variety of on-site recreational and open space amenities intended to serve residents of the development and support the Comprehensive Plan’s goals related to neighborhood livability and access to outdoor spaces. The plan includes communal open space areas, pedestrian pathways, and recreational amenities designed to provide opportunities for gathering, recreation, and passive enjoyment within the development.

The site design also includes connections to the existing Canyon Rim Trail corridor and incorporates additional pedestrian pathways and outdoor amenities that enhance access to open space and recreational opportunities. These features provide neighborhood-scale recreational opportunities consistent with the Comprehensive Plan’s objectives for providing accessible outdoor spaces within residential developments.

Based on staff review, the proposed open space areas and recreational amenities provide functional neighborhood-level recreation opportunities for residents.

DRAFT MOTION

Recommended Motion:

I move to **Approve** Case No. SIT-2026-0075, a request by Norris Design, on behalf of the Servitas, for approval of a Site Plan Adoption for construction of a 380-unit residential development and a 6,200-square-foot amenity building, on the 21.9-acre property located at 125 DP Road, zoned Mixed-Use (MU).

Approval is based on the findings established at the hearing and the conclusion that the Applicant has met the decision criteria for a Site Plan Adoption per Section 16-74(j) of the Los Alamos County Development Code. The Commission acts under the decision authority granted in Section 16-69(b)(2) and (6) of the Development Code.

I further move to authorize the Chair to sign the Findings of Fact and Conclusions of Law for this case that reflects the decision of the Commission. This document will be prepared by county staff based on this decision.

Motion Option 2:

I move to **Conditionally Approve** Case No. SIT-2026-0075, a request by Norris Design, on behalf of Servitas, for approval of a Site Plan Adoption for construction of a 380-unit residential development and a 6,200-square-foot amenity building, on the 21.9-acre property located at 125 DP Road, zoned Mixed-Use (MU).

Approval is based on the findings established at the hearing and the conclusion that the Applicant has met the decision criteria for a Site Plan Adoption per Section 16-74(i) of the Los Alamos County Development Code, subject to the following conditions:

1.

The Commission acts under the decision authority granted in Section 16-69(b)(2) and (6) of the Development Code.

I further move to authorize the Chair to sign the Findings of Fact and Conclusions of Law for this case that reflects the decision of the Commission. This document will be prepared by county staff based on this decision.

Motion Option 3:

I move to **Deny** Case No. SIT-2026-0075, a request by Norris Design, on behalf of Servitas, for approval of a Site Plan Adoption for construction of a 380-unit residential development and a 6,200-square-foot amenity building, on the 21.9-acre property located at 125 DP Road, zoned Mixed-Use (MU).

Denial is based on the findings established at the hearing and the conclusion that the Applicant has not met the decision criteria for a Site Plan Adoption per Section 16-74(i) of the Los Alamos County Development Code. The Commission acts under the decision authority granted in Section 16-69(b)(2) and (6) of the Development Code.

I further move to authorize the Chair to sign the Findings of Fact and Conclusions of Law for this case that reflects the decision of the Commission. This document will be prepared by county staff based on this decision.

REFERENCES:

Los Alamos County, Chapter 16, Development Code: <https://lacnm.com/MunicipalCode>

Los Alamos County, 2016 Comprehensive Plan: <https://lacnm.com/ComprehensivePlan2016>

Los Alamos County Affordable Housing Plan: <https://lacnm.com/AffordableHousingPlan2024>

Los Alamos County, 2026 Strategic Leadership Plan: <https://lacnm.com/StrategicPlan>

Los Alamos County, 2019 Economic Vitality Strategic Plan: <https://lacnm.com/EconomicVitality>