DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

PR-2019-002042
PS-2022-00003 – SKETCH PLAT
CSI - CARTESIAN SURVEYS INC. agent for SOLARE COLLEGIATE FOUNDATION requests the aforementioned action(s) for all or a portion of: TRACTS 12-B-A-A and 12-B-B, EL RANCHO GRANDE I zoned MX-M, located at 8801 GIBSON BLVD SW between BARBADOS AVE SW and 98TH ST containing approximately 10.9991 acre(s). (M-9)
PROPERTY OWNERS: SOLARE COLLEGIATE FOUNDATION
REQUEST: SUBDIVIDE EXISTING 2 LOTS INTO 7 TRACTS AND 75 LOTS, VACATE EASEMENTS/GRANT EASEMENTS

PR-2019-002042
SD-2022-00020 – PRELIMINARY PLAT
CSI – CARTESIAN SURVEY'S INC. agent for SOLARE COLLEGIATE FOUNDATION requests the aforementioned action(s) for all or a portion of: 12-B-1-A and 12-B-1-B, EL RANCHO GRANDE 1 zoned MX-M, located at 8801 GIBSON BLVD SW between 98TH ST SW and BARBADOS AVE SW containing approximately 10.9989 acre(s). (M-9)
PROPERTY OWNERS: SOLARE COLLEGIATE FOUNDATION
REQUEST: MAJOR PRELIMINARY PLAT

<u>10-27-2021</u>
Gibson Blvd is a Community Principal Arterial requiring street trees if new development is applicable per IDO section 5-6(B). An existing multi-purpose trail is located in the AMAFCA channel to the west – will the development have access?

Meeting Notes: Trail connection from school to amole trail along Gibson.

<u>01-26-2022</u>
No comments.

<u>03-09-2022</u>

- Regarding (DPM 7-4(E) – Pedestrian Facilities) Waiver to allow an asphalt trail instead of a sidewalk along Gibson Boulevard.
  Gibson Blvd SW shows a Proposed Multi-Use Trail on the MRMPO Long Range Bikeway System Map. PRD supports a trail at this location, and agrees with the applicant's

justification.

- Regarding DPM 7-2(C) – Temporary Sidewalk Deferral – Request to defer sidewalk installation until each home construction is completed... No comment.
- Regarding vacations… No comment.
- Regarding waiver to IDO Section 5-4(F)(2)(b) – Is there expected to be a wall? It is preferable for front doors of townhomes to face Gibson / a Community Principle Arterial.
- Will there be a revegetation plan for the proposed ponds?