

MAJOR CASES

1. **Project # PR-2020-003707**
SI-2020-00247 – SITE PLAN

RESPEC agent(s) for SONATA TRAILS, LLC request(s) the aforementioned action(s) for all or a portion of: **TRACTS 1, 2 & 3, UNIT 4**, zoned MX-M, located at **UNIVERSE BLVD NW between PASEO DEL NORTE BLVD and TREELINE AVE NW**, containing approximately 29.9 acre(s). (C-10)

PROPERTY OWNERS: SONATA TRAILS LLC
REQUEST: APARTMENT COMPLEX DEVELOPMENT

DEFERRED TO JUNE 24TH, 2020.

Adjacent landowners' comments: West Seventy LLC is concerned that the City is encouraging patch work development to happen because there is no short- or long-term infrastructure plan for the entire Volcano Heights Urban Center and the surrounding areas.

Drainage: There has been a Volcano Heights Infrastructure Plan in the works for over 3 years and that any development in Volcano Heights should align with that infrastructure plan. Also, the City should provide some backbone water / storm water / sanitary sewer infrastructure in the area to avoid the need for temporary facilities such as the “temporary” pond shown at the north end of the proposed development near PDN. Is it temporary? What would have to occur for it to be put into use in the future? These temporary facilities are costly and may not be the best location for the overall development of the area.

AMAFCA completed the Upper Piedras Marcadas Drainage and Water Quality Management Plan in April 2017. This plan took over 3 years to complete and identified general pond locations in the area. AMAFCA initiated the process to acquire land to construct the pond(s). Has this process been completed and how does the Sonata Trails LLC project impact the plan?

Transportation: How does this project incorporate the Future Loop Road illustrated in the Volcano Heights Sector Plan? Specifically, at the north end and east boundary of the proposed development. The Loop Road is critical to bring the four quadrants surrounding the Unser and Paseo Del Norte intersection within the Volcano Heights Urban Center. The NEC of Tract 1 should have a design that addresses the volume of traffic anticipated when the future Oakridge Rd. intersects with Paseo Del Norte.

