DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

PR-2021-005482
PS-2021-00065 -SKETCH PLAT
GALLOWAY & COMPANY, INC. (AARON MCLEAN) agent(s) for PRIME PROPERTIES, LLC request(s) the aforementioned action(s) for all or a portion of: TRACTS A-1A, B-1 AND C-1 LOVELACE HEIGHTS ADDITION, zoned XXX, located at 2121 YALE BLVD SE between GIBSON BLVD SE and MILES RD, containing approximately 7.29 acre(s). (M-15)
PROPERTY OWNERS: REAL ROCK HOLDINGS, LLC REQUEST: 6 PROPOSED COMMERCIAL LOTS, RANGING IN AREA FROM 0.77 ACRES TO 1.85 ACRES, 2 NEW CURB CUTS THAT ARE PROPOSED ALONG GIBSON BLVD.

PR-2021-005482
SD-2022-00036 – PRELIMINARY PLAT
GALLOWAY & COMPANY, INC./A ARON MCLEAN agent for I-25 & GIBSON LLC/ WES BUTERO requests the aforementioned action(s) for all or a portion of: TRACTS A-1A, B-1 AND C-1, LOVELACE HEIGHTS ADDITION zoned NR-C, located at 2121 YALE BLVD SE between GIBSON BLVD SE and MILE RD containing approximately 7.18 acre(s). (M-15)
PROPERTY OWNERS: I25 & GIBSON LLC
REQUEST: SUBDIVIDE 3 EXISTING TRACTS INTO 6 COMMERCIAL LOTS WITH ASSOCIATED INFRASTRUCTURE IMPROVEMENTS

<u>05-26-2021</u>
Gibson Blvd SE and Yale Blvd SE are of classifications requiring street trees if new development is applicable pursuant to IDO Section 5-6(B). Sections of Gibson have a multi-purpose trail on the south side, and these properties may need to include a 10-ft asphalt multi-purpose trail in lieu of sidewalk along Gibson upon development.

<u>03-30-2022</u>
PRD met with the applicant and it is understood a 10-ft multi-purpose trail will be provided on the south side of Gibson Blvd on the subject property and is listed on the Infrastructure List; however the plat states concrete sidewalk. Also, can you please clarify the dimension of the buffer between the curb and trail?

<u>04-06-2022</u>
No additional comments.