DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

PR-2021-005628
PS-2021-00072 – SKETCH PLAT
BOHANNAN HUSTON INC. agent for MDS INVESTMENTS, LLC requests the aforementioned action(s) for all or a portion of: TRACT A-1-A-1-A, MESA DEL SOL INNOVATION PARK zoned PC, located on UNIVERSITY between STRYKER RD and UNIVERSITY BLVD containing approximately 1598.6338 acre(s). (R-14-17, S14-17, T15-17)
PROPERTY OWNERS: MDS INVESTMENTS
REQUEST: SKETCH PLAT FOR THE RE-PLAT OF TRACT A-1-A-1-A TO DEDICATE RIGHT OF WAY FOR MESA DEL SOL TOWN CENTER

PR-2021-005628
SD-2021-00214 – PRELIMINARY PLAT
SD-2021-00224 – BULK LAND PLAT
BOHANNAN HUSTON INC. agent for MDS INVESTMENTS, LLC requests the aforementioned action(s) for all or a portion of: TRACT A-1-A-1-A, MESA DEL SOL INNOVATION PARK zoned PC, located on UNIVERSITY BLVD SE between STRYKER RD and UNIVERSITY BLVD containing approximately 1598.6338 acre(s). (R-14, S-14-17, T-15-17)
PROPERTY OWNERS: MDS INVESTMENTS, LLC
REQUEST: PRELIMINARY PLAT AND BULK LAND PLAT FOR FUTURE TRACT N AND THE RE-PLAT OF TRACT A-1-A1-A TO DEDICATE RIGHT OF WAY FOR MESA DEL SOL TOWN CENTER.

<u>06-30-2021</u>
As discussed in previous reviews for Mesa del Sol, the Parks and Recreation Department has a separate agreement subsequent to the Level B Master Plan regarding additional park requirements in relation to residential development. Please describe expected uses.

<u>11-17-2021</u>
The Parks and Recreation Department does not object to a bulk land plat. In past meetings, the Parks and Recreation Department agreed that the Central Park is still inaccessible and other improvements could be made to meet the requirements outlined in the Parks Agreement. If these larger tracts are to be further divided into residential parcels, more information will be needed as to how the parks requirements will be satisfied.

(FYI…this would be a good time to start discussions/emails from the applicant to PRD on alternatives to the Central Park requirement. PRD suggested relocation of the dog park as potential credit, but we need park credit potentials outlined in emails before further actions.)

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12-08-2021
No objection to Bulk Land Plat. Parks requirement in earlier comments is being discussed with the requests for Montage subdivision (PR-2020-003442).

Mesa del Sol has a multi-use trail per the Master Plan update, which may be required on the included Infrastructure List.

01-05-2022, 01-12-2022
Need further explanations on extent of multi-purpose trail along Mesa del Sol Blvd. Multi-use trail is "East of Eastern Couplet"?

02-09-2022
Given recent discussions, one side of Mesa del Sol Blvd west of western couplet could implement a multi-purpose trail in lieu of a 5-ft sidewalk to connect to the multi-purpose trail east of the eastern couplet along Netflix, and to connect westward toward I-25. Can Section D be revised to allow for a multi-purpose trail on one side of the road?

Meeting Notes:
P 20 of MDS – building orientation and setbacks – mixed use centers
Tract E park and plaza

03-02-2022
Regarding street section D / Mesa del Blvd west of western couplet, please consider switching dimensions outside of curb to 15-ft for side with multi-use trail and 13-ft for side with sidewalk.