

GBC 15-05

Applicant: Shay Development

Location: South side of Lindsey Street between 36th Avenue SE and 24th Avenue SE

Proposal: Preliminary Plat Stone Lake Addition for residential use

Greenbelt Commission Final Comments - GBC 15-05

Meeting of February 16, 2015

The Greenbelt Commission sends the application forward with the following comments:

1. The Greenways Master Plan identifies trails along Lindsey Street and 24th Avenue SE which connect this development to Reagan Elementary School. While a 5 foot wide sidewalk will be provided by the developer adjacent to this development, a 1,500 foot gap to the west will remain. The Commission recommends the City construct the sidewalk gap.
2. The Greenways Master Plan identifies trails on adjacent undeveloped parcels to the west. Access from this development to those trails should be incorporated as possible. The pond facilities offer opportunities for access to the west for pedestrian/bike trails along the projected Greenway Master Plan trail to connect to Glen Oaks Drive, the surrounding neighborhoods and Reagan Elementary.
3. The developer has designed the SW corner of the development as utility easement, but the Commission suggests that the fence lines allow for a 15 foot open access for pedestrian/bike pathways to connect with Summit Valley to the south.
4. The Commission recommends reducing the lot sizes to accommodate meaningful open space.
5. While the new design is not as traffic intense, it could better adapt to the topography, green spaces and landscaping.