

## **Aspen Rudge, 2<sup>nd</sup> Filing – Preliminary Plat Review Discussion**

### **Planning Board, June 9, 2015**

Staff gave a brief presentation of the proposal and shared the recommended conditions of approval. Staff also explained that the developer had just recently asked if the parcel identified for the stormwater facilities, proposed as Lot 9, Block 2, could remain in private ownership and still have an RSID for stormwater facility maintenance. Staff explained that this question was being looked into by County Legal and County Public Works staff and more information would be available at the public hearing. More information is provided in the updated Findings of Fact attached to the public hearing memo.

The planning board had some questions about road standards, pedestrian facilities and access, and park land. Planning Board Member Don Reed asked if the road standard for Noblewood Drive as a Collector level roadway included pedestrian facilities. Wyeth Friday explained that the County Road Standards do not include any pedestrian facilities. Don stated that the new Lockwood Pathway and Lighting District Steering Committee is now reviewing the need for pedestrian facilities in Lockwood and so it is clear the County Road standards need to be updated to reflect this.

Planning Board Member Donna Forbes asked where the existing Harris Park was in relation to the subdivision and if it had improvements? Wyeth explained the existing park is just north of the proposed subdivision and does have playground equipment and other landscaping.

Planning Board Member Patrick Klugman asked if the pedestrian walkway between the end of the San Marino Cul-de-Sac and Noblewood Drive was going to be paved. The developer's agent said no it was to be gravel and that there were no plans to pave it. Patrick said this was unfortunate as it would be nice if it were paved.