



PHASE 1D

TENTATIVE SUBDIVISION MAP #25-

0011

PLANNING COMMISSION

FEBRUARY 4/2026

# CITY-SCALE CONTEXT

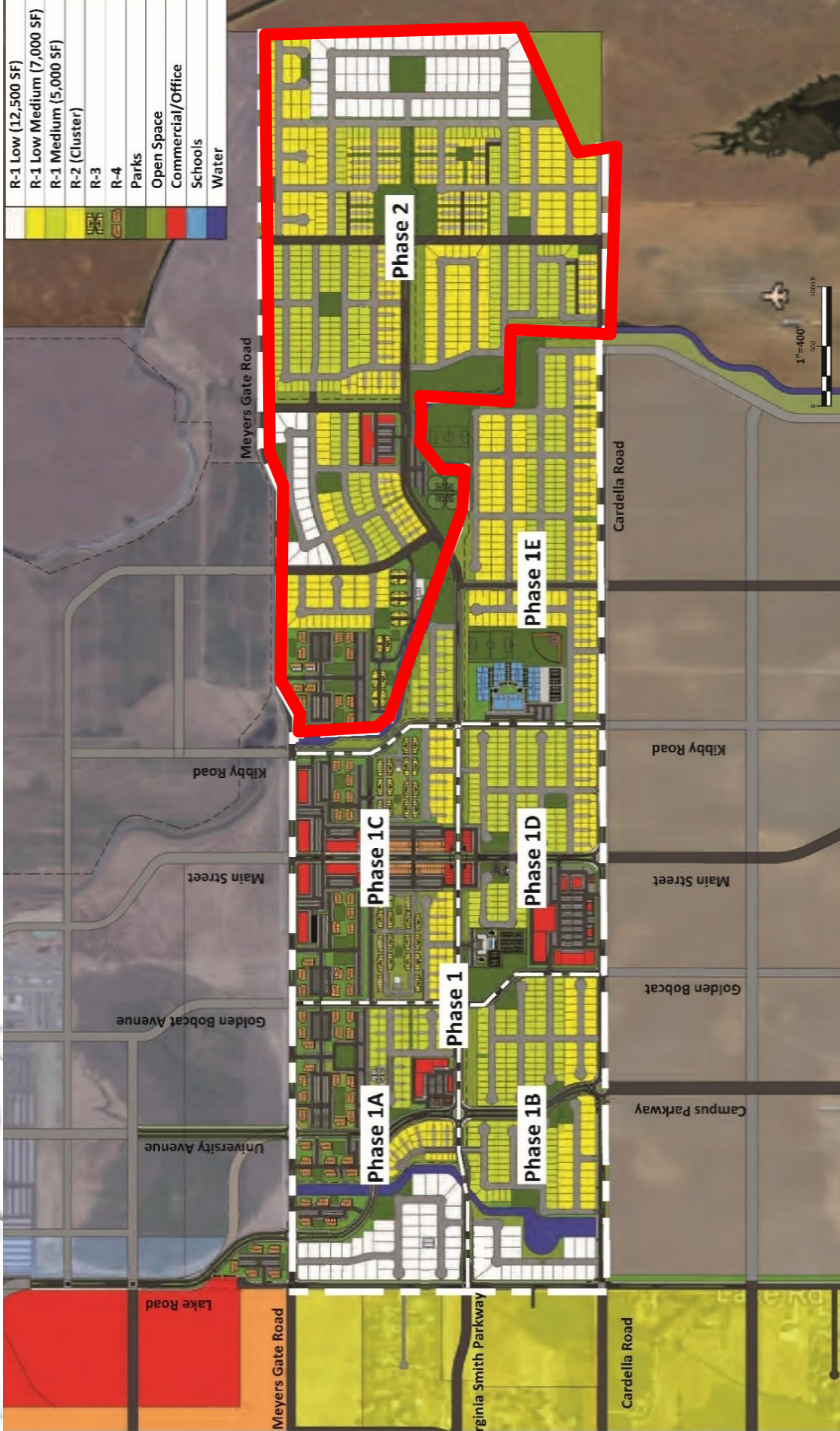








|                           |  |
|---------------------------|--|
| R-1 Low (12,500 SF)       |  |
| R-1 Low Medium (7,000 SF) |  |
| R-1 Medium (5,000 SF)     |  |
| R-2 (Cluster)             |  |
| R-3                       |  |
| R-4                       |  |
| Parks                     |  |
| Open Space                |  |
| Commercial/Office         |  |
| Schools                   |  |
| Water                     |  |



4,400 Dwelling Units  
862,000 Retail/Office

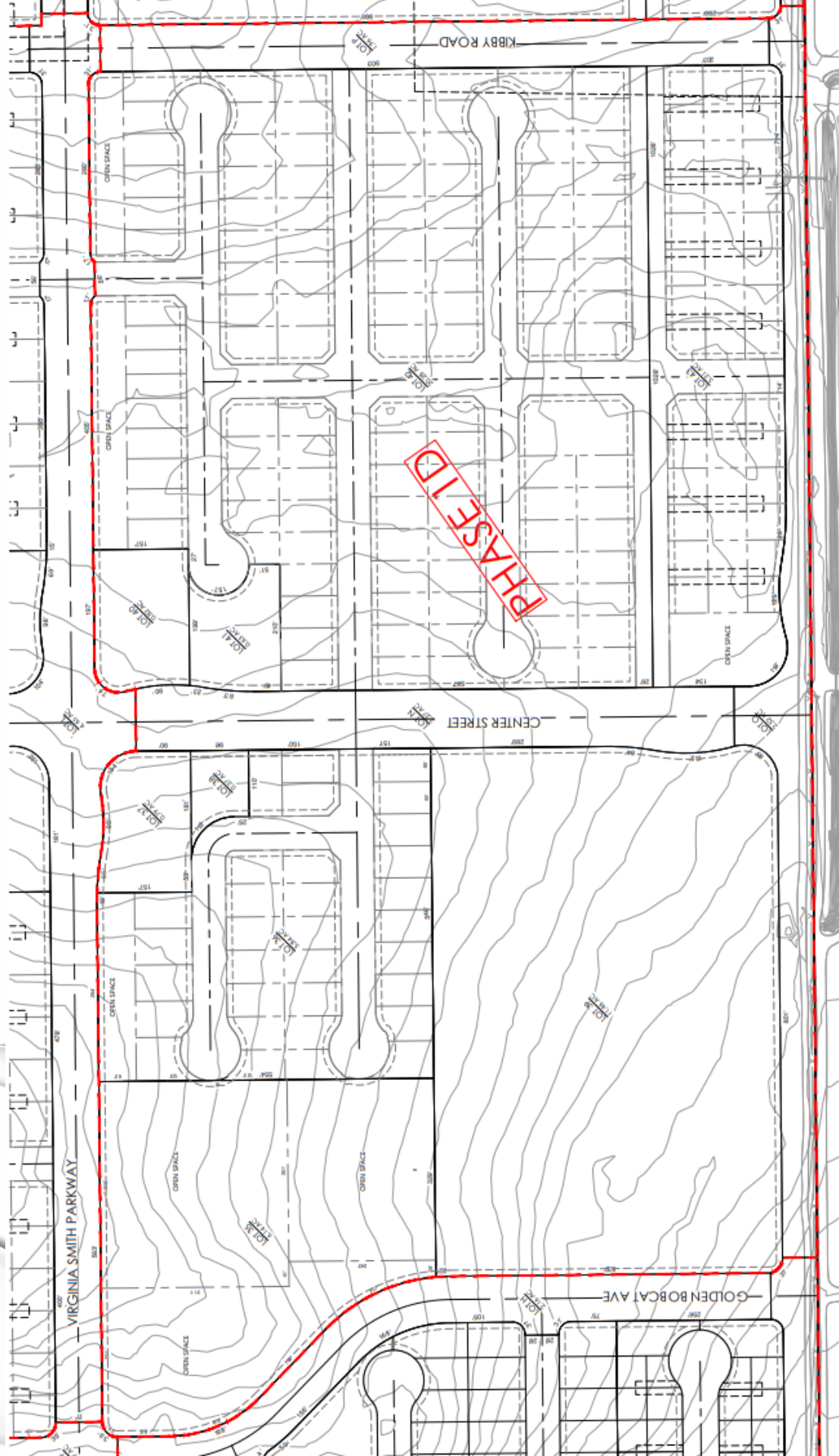
15-Year Buildout

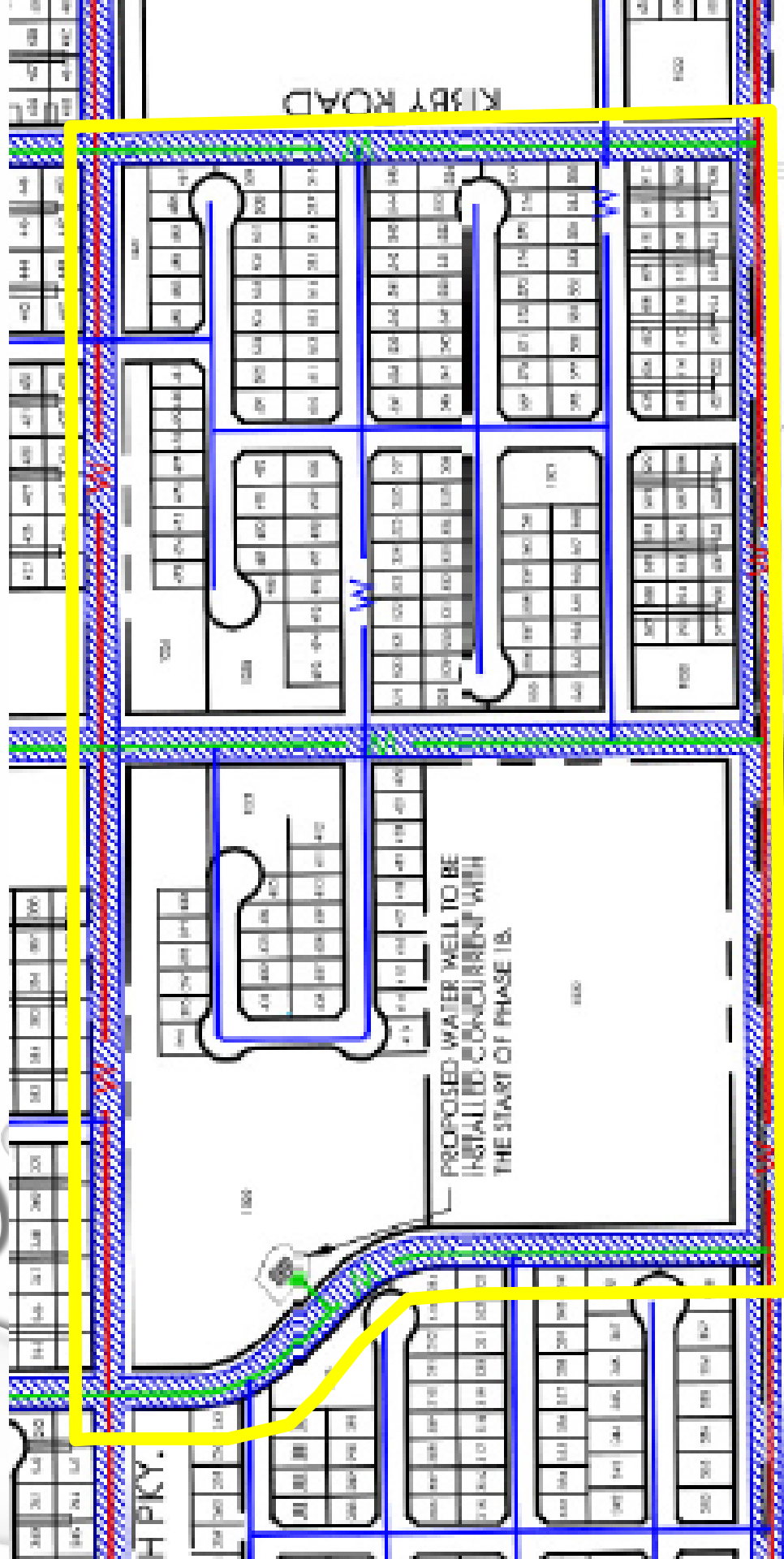
# PHASE 1D





197 Lots

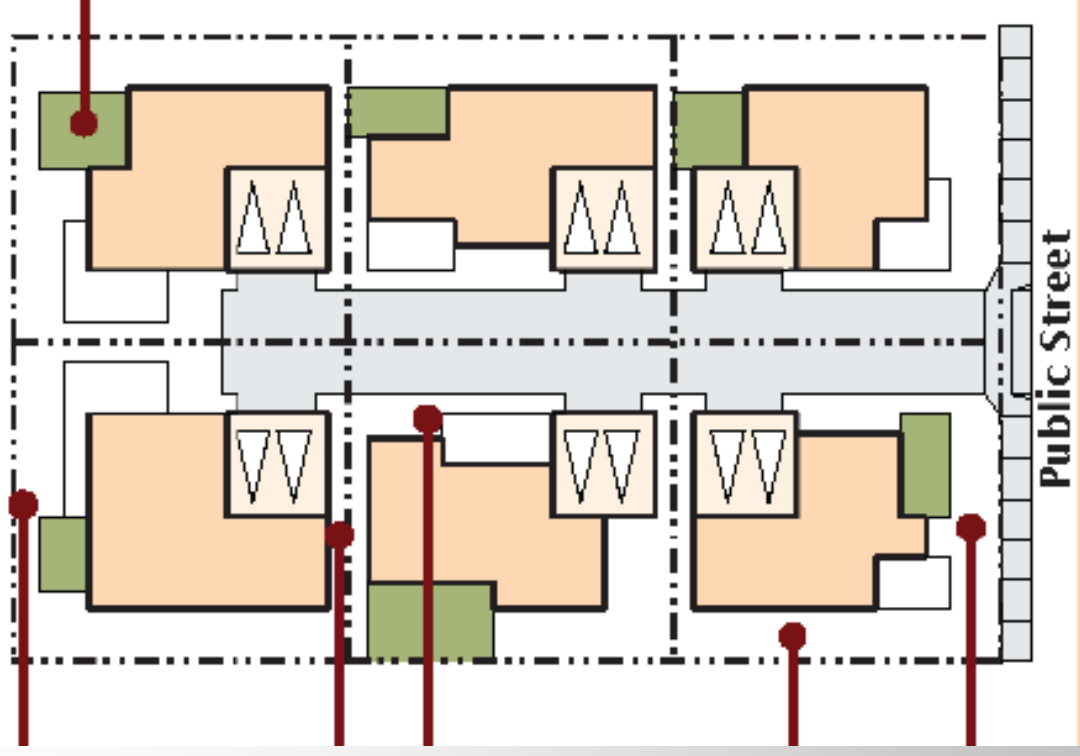




# LEGEND

- PROPOSED 16" PVC WATER
- PROPOSED 12" PVC WATER
- PROPOSED 10" PVC WATER
- PROPOSED 8" PVC WATER
- PHASE I BACKBONE SYSTEM
- FUTURE (PHASE II) 12" PVC WATER
- FUTURE (PHASE II) 10" PVC WATER
- FUTURE (PHASE II) 8" PVC WATER
- EXISTING 16" PVC WATER
- PROPERTY LINE
- RIGHT-OF-WAY LINE

# CLUSTER UNITS - SITE PLAN





# CIRCULATION

| Individual Improvements                                    | Phase of Development |    |    |    |    |
|------------------------------------------------------------|----------------------|----|----|----|----|
|                                                            | 1A                   | 1B | 1C | 1D | 1E |
| Lake Road from Cardella to Virginia Smith                  |                      | X  |    |    |    |
| Lake Road (Virginia Smith to Meyers Gate)                  | X                    |    |    |    |    |
| Campus Parkway (Virginia Smith to Cardella)                |                      | X  |    |    |    |
| University Avenue (Meyers Gate - Campus Parkway)           | X                    |    |    |    |    |
| Campus Parkway (Meyers Gate to Virginia Smith)             | X                    |    |    |    |    |
| Campus Parkway (Virginia Smith to Cardella Road)           |                      | X  |    |    |    |
| Meyers Gate Road (Lake Road to Golden Bobcat)              | X                    |    |    |    |    |
| Meyers Gate Road (Golden Bobcat to Kibby Road)             |                      |    | X  |    |    |
| Golden Bobcat Ave (Meyers Gate Road to Virginia Smith)     | X                    |    |    |    |    |
| Golden Bobcat Ave (Virginia Smith to Cardella Road)        |                      | X  |    |    |    |
| Virginia Smith Parkway (Lake Road - Golden Bobcat Avenue)  |                      | X  |    |    |    |
| Virginia Smith Parkway (Golden Bobcat Avenue - Kibby Road) |                      |    | X  |    |    |
| Virginia Smith Parkway ( Kibby Road - Canal )              |                      |    |    |    | X  |
| Main Street (Meyers Gate to Virginia Smith)                |                      |    | X  |    |    |
| Main Street (Virginia Smith - Cardella Road)               |                      |    |    | ★  |    |
| Kibby Road (Meyers Gate Road to Virginia Smith)            |                      |    | X  |    |    |
| Kibby Road (Virginia Smith to Cardella Road)               |                      |    |    | ★  |    |
| Cardella (Lake Road to Golden Bobcat)                      |                      | X  |    |    |    |
| Cardella (Golden Bobcat to Kibby Road)                     |                      |    |    | ★  |    |
| Cardella (Kibby Road to Canal)                             |                      |    |    |    | X  |
| Road A from Virginia Smith to Cardella Road                |                      |    |    |    | X  |

# SEWER

| Individual Improvements                                                                 | Phase of Development |    |    |                                                                                   |    |
|-----------------------------------------------------------------------------------------|----------------------|----|----|-----------------------------------------------------------------------------------|----|
|                                                                                         | 1A                   | 1B | 1C | 1D                                                                                | 1E |
| Lift Station and forcemain to existing SS @ Bellevue RD                                 |                      | X  |    |                                                                                   |    |
| Gravity Sewer in Cardella from Lift Station to Golden Bobcat                            |                      | X  |    |                                                                                   |    |
| Gravity in Virginia Smith Parkway to Golden Bobcat                                      |                      | X  |    |                                                                                   |    |
| Gravity Sewer in Meyers Gate Between Lake Road and Golden Bobcat                        | X                    |    |    |                                                                                   |    |
| Gravity Sewer in University Avenue                                                      | X                    |    |    |                                                                                   |    |
| Gravity Sewer In Campus Parkway from Meyers Gate to Virginia Smith Parkway.             | X                    |    |    |                                                                                   |    |
| Gravity Sewer in Golden Bobcat from Meyers Gate to Virginia Smith Parkway               | X                    |    |    |                                                                                   |    |
| Gravity Sewer in Meyers Gate and Virginia Smith between Golden Bobcat and Kibby Road    |                      |    | X  |                                                                                   |    |
| Garvity Sewer in Main Street from Meyers Gate to Virginia Smith                         |                      |    | X  |                                                                                   |    |
| Gravity Sewer in Cardella Road from Golden Bobcat to Road A                             |                      |    |    |  |    |
| Gravity in Main Street and Kibby Road from Virginina Smith to Cardella                  |                      |    |    |  |    |
| Garvity in Virginia Smith Parkway and Cardella from Kibby road to Phase 1 east boundary |                      |    |    |                                                                                   | X  |
| Gravity Sewer in Road A from Virginia Smith Parkway to Cardella Road.                   |                      |    |    |                                                                                   | X  |

# WATER

| Individual Improvements                                                                            | Phase of Development |    |    |                                                                                                                                                                   |    |
|----------------------------------------------------------------------------------------------------|----------------------|----|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|
|                                                                                                    | 1A                   | 1B | 1C | 1D                                                                                                                                                                | 1E |
| Water main in Lake Road from Bellevue to Cardella Road                                             |                      | X  |    |                                                                                                                                                                   |    |
| Water main in Virginia Smith Parkway and Cardella from Lake Road to Golden Bobcat                  |                      | X  |    |                                                                                                                                                                   |    |
| Water main in Campus parkway and Golden Bobcat from Virginia Smith Parkway to Cardella.            |                      | X  |    |                                                                                                                                                                   |    |
| Install Water Well on East side of Golden Bobcat Ave.                                              | X                    |    |    |                                                                                                                                                                   |    |
| Water main in Campus parkway and Golden Bobcat from Meyers Gate Road and Virginia Smith            | X                    |    |    |                                                                                                                                                                   |    |
| Water main in Meyers Gate from Lake Road to Golden Bobcat                                          | X                    |    |    |                                                                                                                                                                   |    |
| Water main in Meyers Gate Road and Virginia Smith Parkway from Golden Bobcat to Kibby Road         |                      |    | X  |                                                                                                                                                                   |    |
| Water main in Main Street and Kibby Road from Meyers Gate Road to Virginia Smith Parkway           |                      |    | X  |                                                                                                                                                                   |    |
| Water main in Main Street and Kibby Road from Virginia Smith Parkway to Cardella Road              |                      |    |    |   |    |
| Water main in Cardella Road from Golden Bobcat Road to Kibby Road                                  |                      |    |    |                                                                                                                                                                   |    |
| Water main in Virginia Smith Parkway and Cardella Road from Kibby Road to Phase 1 eastern boundary |                      |    |    |                                                                                                                                                                   | X  |
| Water main in Road A from Virginia Smith and Cardella Road                                         |                      |    |    |                                                                                                                                                                   | X  |



# STORM DRAIN

| Individual Improvements                                                                                                               | Phase of Development |    |    |    |    |   |
|---------------------------------------------------------------------------------------------------------------------------------------|----------------------|----|----|----|----|---|
|                                                                                                                                       | 1A                   | 1B | 1C | 1D | 1E |   |
| Storm Drain infrastructure in Virginia Smith Parkway                                                                                  |                      | X  |    |    |    |   |
| Storm Drain Basins along Virginia Smith Parkway between Lake Road and Golden Bobcat                                                   |                      | X  |    |    |    |   |
| Storm Drain Basins along Campus Parkway and Creek between Virginia Smith Parkway and Cardella                                         | X                    |    |    |    |    |   |
| Storm Drain infrastructure in Campus Parkway, University and Golden Bobcat between Meyers Gate Road and Virginia Smith Parkway        | X                    |    |    |    |    |   |
| Storm Drain Basins along Univeristy Avenue and Campus Parkway                                                                         | X                    |    |    |    |    |   |
| Storm Drain infrastructure along Main Street and Kibby Road between Meyers Gate Road and Virginia Smith Parkway                       |                      |    | X  |    |    |   |
| Storm Drain Basins along Virginia Smith and Kibby Road between Golden Bobcat Ave and Kibby                                            |                      |    | X  |    |    |   |
| Storm Drain infrastructure along Cardella Road between Kibby Road and Golden Bobcat                                                   |                      |    |    | ★  |    |   |
| Storm Drain Basins along Cardella between Kibby Road and Golden Bobcat                                                                |                      |    |    | ★  |    |   |
| Storm Drain infrastructure along Virginia Smith and Cardella Road between Kibby Road and Phase 1 eastern edge (including bypass line) |                      |    |    |    |    | X |
| Storm Drain Basins along Cardella and adjacent to the canal (including outlets to canal)                                              |                      |    |    |    |    | X |

# PUBLIC COMMENTS

- PUBLIC HEARING NOTICES WERE PUBLISHED IN A QUALIFYING NEWSPAPER AND MAILED TO PROPERTY OWNERS WITHIN 300 FEET OF THE SUBJECT SITE.
- STAFF DID NOT RECEIVE PUBLIC COMMENTS FROM PROPERTY OWNERS AT THE TIME THIS REPORT WAS PREPARED

# CONDITIONS

- **CONDITION #18:** NO RESIDENTIAL DRIVEWAYS SHALL FRONT ON ANY ARTERIAL OR COLLECTOR STREET, EXCEPT FOR MULTI-FAMILY HOUSING DEVELOPMENTS WITHIN R-3 AND R-4 LAND USE DESIGNATIONS.
- **CONDITION #29:** THE APPLICANT SHALL DEDICATE ALL NECESSARY STREET RIGHT-OF-WAY AND EASEMENTS DURING THE FINAL MAP STAGE.
- **CONDITION #39:** A FINAL MAP WITHIN PHASE 1D CANNOT BE RECORDED UNTIL THE FINAL MAP FOR THE LARGE LOT SUBDIVISION MAP (VTSM #25-0008) FOR THIS SITE IS RECORDED.



# **PLANNING COMMISSION ACTION**

## **APPROVAL/DISAPPROVE/MODIFY:**

- **TENTATIVE SUBDIVISION MAP #25-0011**  
(SUBJECT TO 39 CONDITIONS OF APPROVAL, WITH  
MODIFICATIONS TO CONDITIONS #8 AND #18 AS  
INDICATED BY STAFF DURING THE PRESENTATION)
- **ENVIRONMENTAL REVIEW #25-0036 (CEQA SECTION  
15162 – REUSE EXISTING ENVIRONMENTAL STUDY)**

**QUESTIONS? COMMENTS? CONCERNS?**