

**Mira Mesa Community Planning Group
Stone Creek Subcommittee Report
September 17, 2007 Meeting**

Subcommittee attendees: Jeff Stevens, Mark Kornheiser, Joe Frichtel, Bob Mixon
Developer attendees: Patty Schreibman (Vulcan), Michael Linton (Vulcan), Karen Ruggels (KLR)

Karen Ruggels provided an update on the project, focusing on zoning issues.

There may be some changes to the project due to City Traffic Engineering requiring straightening of road segments and wider turn radius on collector streets. The current design is intended to provide "traffic calming" and the subcommittee agreed that the current design is better than what is being requested by the City.

Several studies are in progress including the creek design (including hydrology, water flow, etc.), the traffic study, park element and environmental document. These are all expected in 2-3 months.

After the project is approved, a substantial conformance review will be a process 2. The subcommittee wants to ensure that any SCR will be presented to the Planning Group.

Zones in the master plan are shown in the attached figure. The Westside project is now all RM-4-10. This zone would allow 109 units/acre, but only 45 units/acre are planned. The reason for the higher zone is to allow buildings to front directly on the sidewalk to create more of a village atmosphere. The Central Core is zoned CC-5-5, which would allow commercial plus 29 units/acre, but are being planned at 45 units/acre, again based on the master plan. The Creekside project will be 30 units/acre. The industrial area on the northeast has three zones with office uses on the west, mixed office/industrial in the center and light industrial with no office on the east. Some support commercial may also be included.

The next subcommittee meeting is October 8 at 6:00 PM at the Mira Mesa Library.

Jeff Stevens
Subcommittee Chair

