

GL'S INTERVENOR PRESENTATION

June 26, 2023 City Council Meeting
Re: Agenda Item 10.b Ordinance 23-43

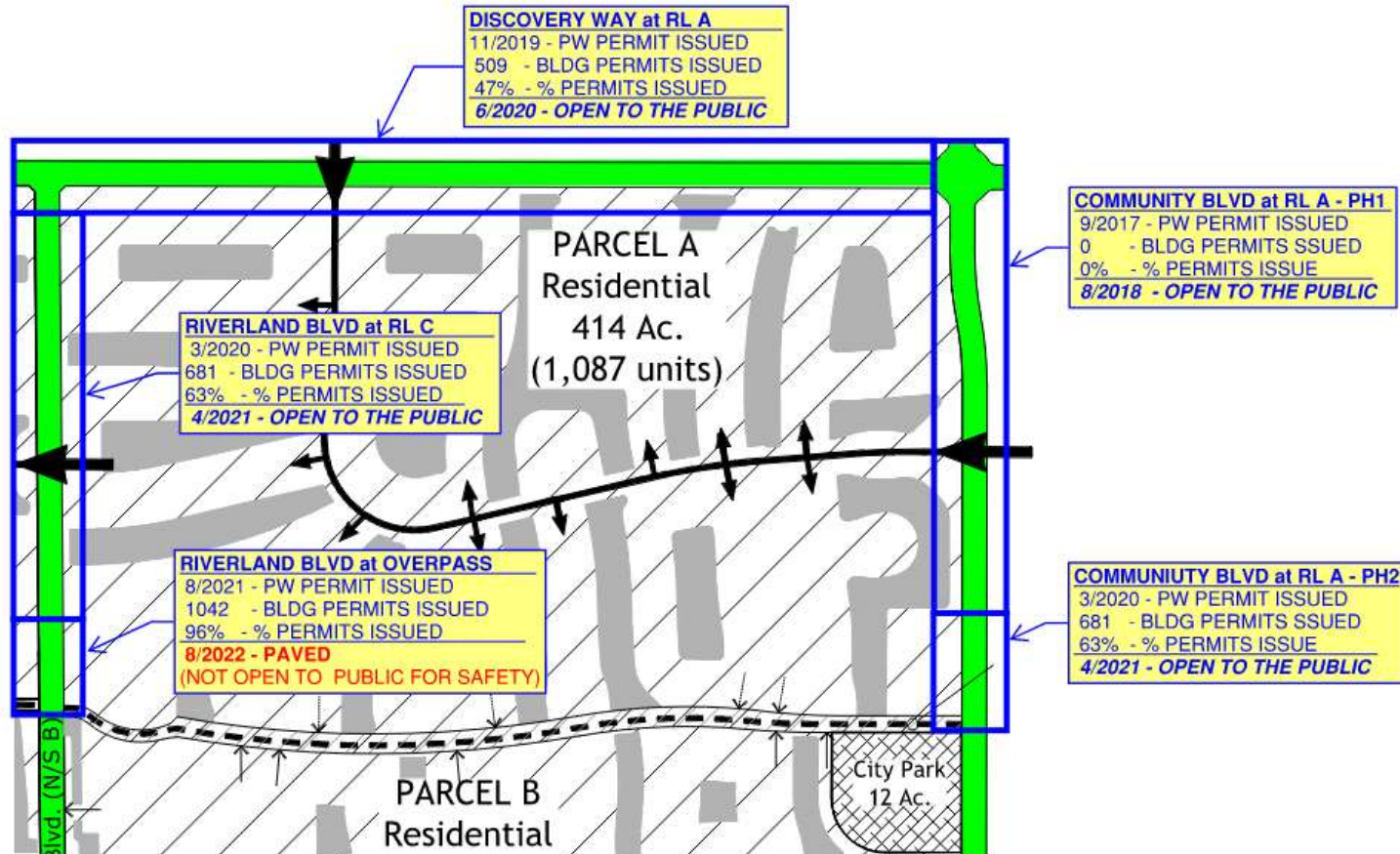
Large Scale Comprehensive Plan Amendment P21-128
DRI Development Order Amendment P21-127

- During the February 2023 Workshop, the Council provided policy direction to get the 2-lane road network timely completed.
- ACR's Applications do not provide any assurances the 2-lane network is timely completed. By shifting the Mixed-Use elements to the south side of Becker Rd, ACR's own traffic engineer estimated an additional 9,781 daily trips will occur on Becker Rd. With no assurances the adjoining 2-lane network is built, there is little to no distribution of those trips and Becker Rd will take the brunt of the traffic.
- If the Council does not take action *NOW* to make substantive policy language changes to its Comprehensive Plan and require corresponding conditions be added to the existing approved Wilson Groves DRI Development Order, then the 2-lane network will most likely not get built.
- The City is wholly within its legal right to take necessary legislative actions *NOW* in response to the pending ACR Application.
- Monitoring will not ensure the 2-lane network will get built.
- **Staff's proposed "Alternative Motion" to approve DOES NOT ensure the entire 2-lane network will be built.**

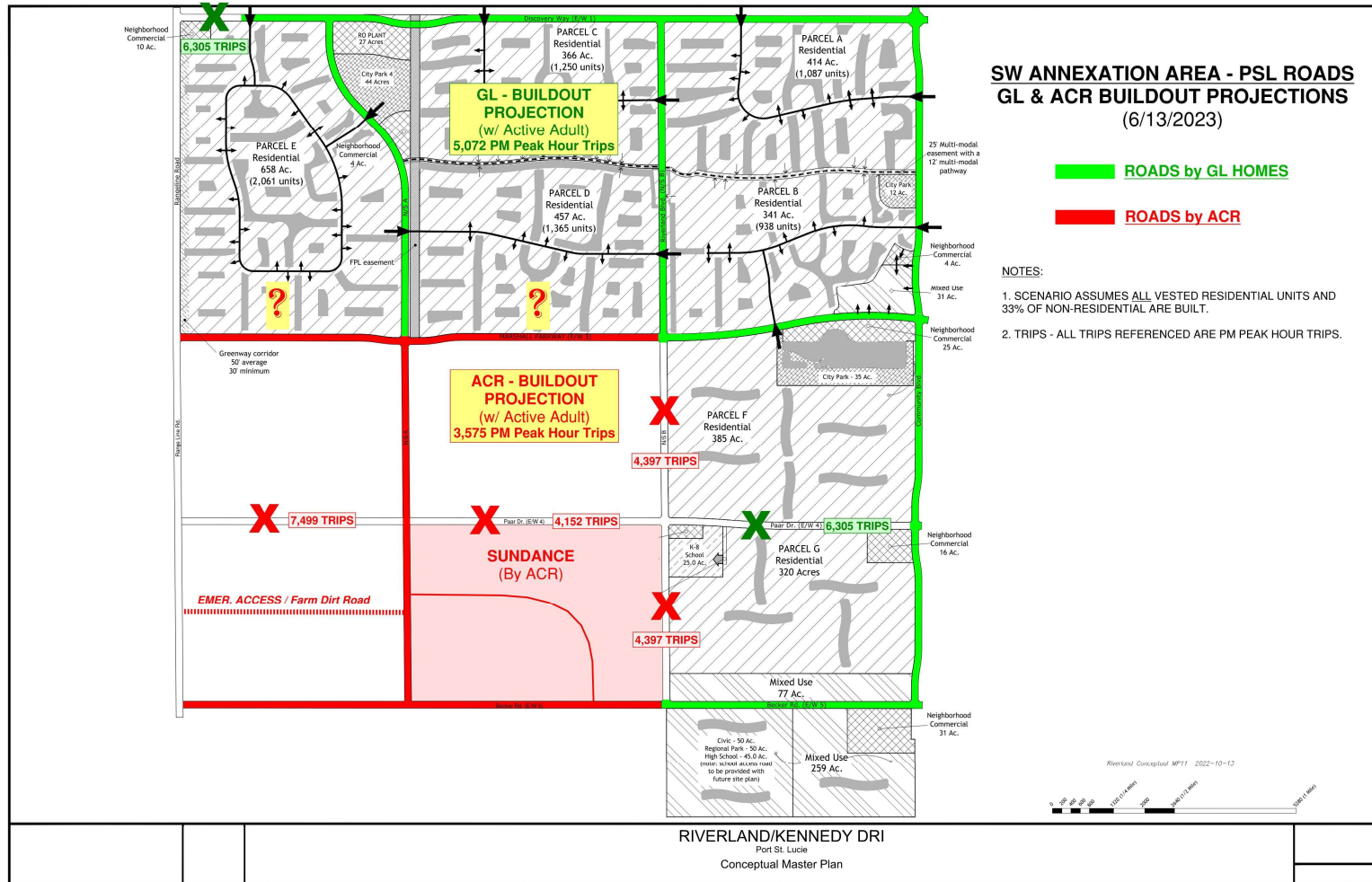
Leading by Example

PARCEL A – VALENCIA CAY (GL PROJECT #1) – 1,087 UNITS

TIMING OF CONSTRUCTION FOR ALL ADJACENT 2-LANE ROAD OBLIGATIONS



BUILDOUT PROJECTIONS FOR WILSON GROVES AND RIVERLAND/KENNEDY DRI



CONCLUSION

**BUILD A PROJECT,
BUILD YOUR ROADS!**