

Agenda Item: Villas at Brinmore Estates Plat 1– Preliminary Plat
Date: June 21, 2017
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Associate Planner

Staff Recommendation

That the Plan and Zoning Commission recommend City Council approval of the Villas at Brinmore Estates Plat 1 Preliminary Plat.

Project Summary:

Villas at Brinmore Estates Plat 1 Preliminary Plat is a proposed 11.13 acres plat located a quarter mile north and east of the intersection of NW 36th Street and NW Irvinedale Drive. This property was previously included in a preliminary plat that was approved by Council on March 21, 2016. The previously approved preliminary plat showed all single family detached lots zoned R-2 and included 80.3 acres. The proposed preliminary plat is a smaller portion of the previously approved preliminary plat and shows 23 attached lots and 3 single family detached lots all zoned R-2, One-Family and Two-Family Residence District.

Streets: The general layout of the development is similar to the preliminary plat that was previously approved. NW Northwood Drive and NW Cedarwood Drive are the two north south streets connecting NW 43rd Street to NW 44th Street, the two east west streets proposed. The previously approved preliminary plat did not show NW Cedarwood Drive connecting NW 43rd Street to NW 44th Street. Five foot sidewalks will still be required throughout the development. Eight foot trail is required on the east side of NW Irvinedale Drive.

Water: Twelve inch water main will be installed along the east side of NW Irvinedale. Ten inch water main will be extended east along NW 43rd Street and Eight inch water will be extended throughout the remainder of the proposed development.

Sewer: Eight inch sewer will be extended throughout development. The eight inch sanitary sewer will be extended to the plat boundary to serve the property to the north.

Drainage: The proposed preliminary plat generally drains south towards outlots that were included with the original preliminary plat. The ponds will remain under private ownership and provide storm water detention.

Park site: The developer is proposing to provide required parksite dedication through payment in lieu of dedication. A parksite dedication agreement will be required for this arrangement and will be completed with future final plats.