



*Plan and Zoning Commission
Staff Report*

Meeting Date: August 22, 2017

Agenda Item: Trestle Ridge Estates – Preliminary Plat
Report Date: August 16, 2017 *EJC*
Prepared By: Derek Silverthorn
Planner I

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the Trestle Ridge Estates Preliminary Plat; and accept the public street name NW Harmon Ct.

Project Summary:

Trestle Ridge Estates is a proposed 139.08-acre (+/-) plat located in the northwest quadrant of the intersection at NW Irvinedale Dr and the High Trestle Trail. The subject properties are currently in the process of being rezoned to R-3, Multiple-Family Residence District restricted to single family. The third reading of the Ordinance amending the zoning to the subject property is on the September 5th Council agenda. The preliminary plat includes 357 single-family lots and six outlots, one of which is to be dedicated to the City for parkland.

Project Report:

- Streets:** The general layout of the development connects to NW Irvinedale Dr via a proposed portion of NW Reinhart Dr. Another access from NW Irvinedale Dr into the site is provided via a proposed portion of NW 31st St, which intersects with NW Boulder Ridge Ln to the west. NW Reinhart Dr will also continue west, where it intersects with NW Boulder Ridge Ln, serving as the main juncture in the development. NW Reinhart Dr continues west, intersecting with NW Boulder Point Pl, which then intersects with NW 30th St to the north, lending potential for future northern and western expansion. Five foot sidewalks will be required throughout the development, and 8' sidewalks are required on the south side of NW Reinhart Dr.
- Water:** 24-inch water main will be extended north along NW Irvinedale Dr from a proposed booster station located south of the High Trestle Trail and east of NW Irvinedale Dr. 10-inch water main will be installed along NW Reinhart Dr. Eight-inch water main will be extended throughout the remainder of the proposed development.
- Sewer:** 24-inch sanitary sewer will be installed along the west plat boundary extending from the Rock Creek trunk sewer located south of the High Trestle Trail. Eight-inch sanitary sewer will be extended throughout the development. Four-inch sanitary sewer will be provided to the two farmstead properties along NW Irvinedale Dr.

Drainage: Storm water detention is provided throughout the proposed development. Ultimately, the plat will drain to the southwest and northwest.

Park site: Parkland for this development is currently being considered. The City's Parks Department has agreed to accept Outlot Y as parkland dedication. Ultimately, this parkland will connect the residents in this area to the High Trestle Trail.