



*Plan and Zoning Commission
Staff Report*

Meeting Date: October 3, 2017

Agenda Item: Deer Creek Village Final Plat & Deer Creek Village PUD Site Plan

Report Date: September 27, 2017 *FSL*

Prepared by: Deb Gervais, AICP
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of Deer Creek Village final plat.

That the Plan and Zoning Commission recommend City Council approval of Deer Creek Village PUD Site Plan.

Project Summary:

Deer Creek Village is proposed as a 10.5-acre development located west of NE Four Mile Drive, approximately 600-feet north of E. 1st Street. The area is zoned Deer Creek South PUD which was approved by City Council on April 20, 2015.

Deer Creek Village is a two-phase development, the first phase is 30 townhomes and the second phase shows 44 townhome lots. Outlot Z is proposed as a commonly owned open space. The site plan is shown for the entire townhome development and shows 74 townhome units and associated improvements.

All street development associated with this development will be private. The first phase will have one access to SE Four Mile Drive. The second access will be provided with the second plat and development of SE 3rd Street, south.

The developer is proposing to connect with existing water main along the east side of SE Four Mile Drive. Public eight-inch water main will be extended throughout phase one. Eight-inch public sanitary sewer will be extended throughout the proposed development. A detention basin associated with Deer Creek South Plat 1 is located to the northwest of the proposed development and had assumed residential townhome development for this area; therefore, no additional detention storage is required. Storm sewer within the development will be private.

A landscaping plan has been submitted as part of the site plan. Open space and landscaping requirements have been met. A Type A screen is provided adjacent to SE Four Mile Drive and on the south and west property boundaries.

Two parking spaces are provided with each unit within the garages, and driveways will allow for additional parking. The proposed site plan also includes 25 visitor-parking stalls.