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**Agenda Item:** Centennial Ridge - Preliminary Plat

**Report Date:** January 12, 2018

**Prepared by:** Deb Gervais, AICP  
Associate Planner

*ESC*

**Staff Recommendation:**

That the Plan and Zoning Commission recommend City Council approval of the Centennial Ridge Preliminary Plat.

**Project Summary:**

Centennial Ridge is a proposed 56.4-acre development for 141 single-family lots located north of NW 18<sup>th</sup> Street and the High Trestle Trail and east of NW Irvinedale Drive. This property is zoned R-3, Multiple Family Residential District restricted to single-family approved November 7, 2016. Street development as part of this project includes through extensions of NW Reinhart Drive, NW Greenwood Street, and NW Beechwood Street. There will also be connections creating NW North Creek Court, NW Cedarwood Court, NW Linwood Court, NW 25<sup>th</sup> Street, NW 23<sup>rd</sup> Street, and NW Applewood Street. Three outlots will be created as part of this development, two for stormwater detention purposes and one to fulfill parkland dedication requirements of the plat.

**Project Report:**

**Streets:** The general layout of the development shows one through east/west street, NW Reinhart Drive, and two east/west connections to existing streets NW 23<sup>rd</sup> Street and NW 25<sup>th</sup> Street. There will be two through north/south streets, NW Greenwood Street and NW Beechwood Street. NW Applewood Street is a looping street connecting NW Reinhart Drive and NW Beechwood Street. Three cul-de-sacs will be created within this development including NW North Creek Court, NW Cedarwood Court, and NW Linwood Court. A southbound turn lane will be required on NW Reinhart Drive at the intersection of NW Irvinedale Drive.

**Water:** Twelve-inch water main will be extended north to the property line along the east side of NW Irvinedale Drive. Ten-inch water main will extend east along NW Reinhart Drive and north at the intersection with NW Greenwood Street. Another short extension of ten-inch water main along NW Reinhart Drive will be between NW Beechwood Street and the east property boundary. Eight-inch water main will extend throughout the remainder of the development.

- Sewer: Eight-inch sanitary sewer is shown extended throughout the development. Connections to existing sanitary sewer will be made at the southernmost point of NW Beechwood Street, the easternmost point of NW Reinhart Drive, and the intersection of NW Greenwood Street and NW 25<sup>th</sup> Street.
- Drainage: The development storm water generally flows towards Outlots X and Z, which will be privately owned and maintained stormwater detention ponds.
- Park: Parksites for the entire development were calculated as a whole. The developer is proposing to deed Outlot Y (1.88 acres) to the City to meet the parksites dedication requirements for the overall development. Parksites dedication agreements will be required for final plats approved prior to the platting and deeding of the parkland to the City. Once completely developed, the development will meet the City's parkland dedication requirements.