
Agenda Item: 36 West - Preliminary Plat

Report Date: February 14, 2018 *EJC*

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Planner I

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the 36 West Preliminary Plat.

Project Summary:

36 West is a proposed 30.2-acre development for 2 multi-family lots located south of NW 36th Street and east of NW Irvinedale Drive. The plat abuts the 36 West PUD rezoning project to the east, which is currently underway. This property is zoned R-3, Multiple Family Residential District restricted to 10 units per acre. The developer is intending townhomes to be built on both lots. Street development as part of this project includes extensions of NW Greenwood Street and NW 31st Street. An eight foot sidewalk would be installed along the south side of NW 36th Street and on the east side of NW Irvinedale Drive. The City would cost participate for the construction of these eight foot sidewalks.

Project Report:

- Streets:** The general layout of the development shows one east/west street, NW 31st Street, connecting to NW Irvinedale Drive, an existing street. There will be one north/south street, NW Greenwood Street, connecting to NW 36th Street, an existing street. A southbound left turn lane will be required to be constructed by the developer on NW Irvinedale Drive at the intersection of NW 31st Street and NW Irvinedale Drive.
- Water:** Twelve-inch water main will be extended north to the property line along the east side of NW Irvinedale Drive and along the south side of NW 36th Street. Ten-inch water main will extend north along the east side of NW Greenwood Street just outside the boundaries of the property. 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 sanitary sewer will be made at the intersection of NW Greenwood Street and NW 31st Street.

Drainage: Storm water generally flows towards the southeastern portion of the property and then east towards the proposed 36 West PUD. The plat drawing outlines two dry-bottom detention basins located on the southeastern portion of the property. Both are connected to storm sewer that carries the storm water east.

Park: No parksite dedication has been calculated or shown on the plat drawing. The comprehensive plan does not identify the need for parkground on this particular property. It is anticipated that parksite dedication will be satisfied with cash in lieu of land dedication at the time of final platting.