



*Plan and Zoning Commission  
Staff Report*

*Meeting Date: November 5, 2019*

---

**Agenda Item:** The Crossings at Deer Creek Plat 7 – Preliminary Plat  
**Report Date:** October 29, 2019  
**Prepared By:** Derek Silverthorn *ETC*  
Associate Planner

**Staff Recommendation:**

That the Plan and Zoning Commission recommend City Council approval of The Crossings at Deer Creek Plat 7 Preliminary Plat; and acceptance of the public street name NE Avery Dr.

**Project Summary:**

The Crossings at Deer Creek Plat 7 is a proposed 11.55-acre (+/-) plat located west of NE Four Mile Dr; and approximately ½-mile north of E 1<sup>st</sup> St, directly southeast of Deer Creek. The subject plat creates 21 single-family residential lots, and three outlots (X, Y, and Z). All 21 single-family residential lots are platted in accordance with the amended Deer Creek PUD Conceptual Master Plan, approved in July of 2018.

**Project Report:**

**Streets:** The proposed development will be accessed from a new portion of NE Four Mile Dr, which will advance northerly through a proposed T-intersection with NE Avery Dr. NE Four Mile Dr will terminate at the northern plat boundary, lending potential for a future connection across Deer Creek. NE Avery Dr will extend southwest from NE Four Mile Dr, and connect with the existing portion of NE Hillside Dr along the south plat boundary. NE Forest Ridge Ct is a proposed 210-foot (+/-) cul-de-sac, extending south from a T-intersection with NE Avery Dr, to which eight residential lots will front.

An eight-foot trail will be constructed along the west side of NE Four Mile Dr; and all other proposed roads in the development will be required to have five foot sidewalks.

**Water:** 12-inch water main is currently located south of the plat area along NE Four Mile Dr, which will be extended north to the northern limit of the plat, via City cost participation. Eight-inch water main will be installed throughout the remainder of the development, and connect with existing eight-inch water main south of the subject plat area.

**Sewer:** 10-inch sanitary sewer is currently located southeast of the platted area along NE Four Mile Dr, which will be extended north approximately 600 feet to a future intersection. Eight-inch sanitary sewer will extend north from the existing NE 11<sup>th</sup> St, south of the subject plat area,

and be continued throughout the remainder of the development. Ultimately, wastewater will convey off-site to the southwest, and into the Four Mile trunk sewer.

Drainage: Storm sewer is provided throughout the proposed plat area, flowing south and west into an off-site 24-inch storm sewer that conveys into a detention pond located on Outlot Y, The Crossings at Deer Creek Plat 2, and ultimately outlets into Deer Creek.

Parkland: Parkland for the Deer Creek PUD is currently being considered. The City's Parks Department will accept an 8.25-acre park shown as Lot 2 of the Deer Creek South Phase 2 Preliminary Plat as parkland dedication.