



*Plan and Zoning Commission  
Staff Report*

*Meeting Date: June 16, 2020*

---

**Agenda Item:** Deer Creek South Phase 3 – Preliminary Plat  
**Report Date:** June 11, 2020  
**Prepared By:** Eric Carstens, AICP  
Planning Administrator

*ESC*

**Staff Recommendation:**

That the Plan and Zoning Commission recommend City Council approval of the Deer Creek South Phase 3 Preliminary Plat, and acceptance of the public street names NE Country Meadow Drive, NE Doe Pointe Drive, NE Crossing Oaks Drive and NE Winchester Court.

**Project Summary:**

The Deer Creek PUD is an area of approximately 375 acres, generally located north of E 1<sup>st</sup> St and west of NE 38<sup>th</sup> St (county); and was originally approved in 2015 as a rezoning from R-1, one-family residence district. There has been one PUD amendment—approved in July of 2018—that allowed an alternate land use for single-family and bi-attached residential lots having a 45-foot minimum lot width on approximately 43 acres of land within the PUD, which is a portion of the subject proposal for the Deer Creek South Phase 3 Preliminary Plat.

Deer Creek South Phase 3 is a proposed 111.24-acre (+/-) preliminary plat located directly west of NE 38<sup>th</sup> Street (County), approximately 500 feet north of E 1<sup>st</sup> Street, and 1,000 feet east of NE Four Mile Drive. The preliminary plat includes 394 single-family residential lots and six outlots. Outlots T, U, V, W, X and Y will be used for storm water management and owned by a Homeowners Association, and Outlot Z will be deeded to the City for parkland.

**Project Report:**

**Streets:** The proposed development will be accessed via extensions from existing portions of NE 6<sup>th</sup> Street, NE 8<sup>th</sup> Street to the west, and NE Deerfield Drive to the south; as well as new accesses from NE 38<sup>th</sup> Street, including NE 3<sup>rd</sup> Street, NE 6<sup>th</sup> Street, and NE 8<sup>th</sup> Street. This plat contains streets previously approved as part of the Deer Creek South Phase 2 Preliminary Plat, including NE Meadow Landing Drive, NE Oak Ridge Drive, NE Hunter Drive, NE Pearl Drive, and NE White Tail Drive. Newly proposed streets with the subject plat include NE Country Meadow Drive, NE Doe Pointe Drive, NE Crossing Oaks Drive and NE Winchester Court. All proposed roads in the development will be required to have five foot sidewalks.

- Water: 16-inch water main is proposed to be installed along NE 38<sup>th</sup> Street to the northern and southern limits of the subject plat, with eight-inch water mains extending west into the development along NE 3<sup>rd</sup> Street, NE 6<sup>th</sup> Street, and NE 8<sup>th</sup> Street; and connecting to existing water mains along those streets. 10-inch water main currently exists along a portion of NE Deerfield Drive, which will be continued north with the subject plat, extending along the proposed portion of NE Deerfield Drive to the northern plat boundary. Eight-inch water main will be installed throughout the remainder of the development.
- Sewer: 15-inch sanitary sewer will be extended into the development from NE 38<sup>th</sup> Street along NE 6<sup>th</sup> Street, connecting with an existing portion of 15-inch sewer along NE 6<sup>th</sup> Street to the intersection at NE White Tail Drive. Eight-inch sewer will then be extended west along NE 6<sup>th</sup> Street from this intersection to the western plat boundary, and throughout the remainder of the development. Sanitary sewer in the proposed development will convey off-site to the west via 15-inch sewer along NE 8<sup>th</sup> Street, and ultimately into the Four Mile trunk sewer.
- Drainage: Regional storm water detention areas are provided throughout the proposed development via Outlots T, U, V, W, X, and Y. These detention areas will be owned and maintained by a Homeowners Association. New storm sewer will align with proposed streets, and connect to an existing portion of storm sewer along NE 8<sup>th</sup> Street. Storm water will then convey off-site to the west, drain into the existing pond west of NE Four Mile Drive, and ultimately outlet into Four Mile Creek.
- Parkland: Outlot Z is approximately 6.6 acres in size and will be deeded to the City to satisfy some of the parksite dedication requirements for Deer Creek South. Cash-in-lieu of land dedication will be required to satisfy the remainder of the parksite dedication requirements. Access to the park will be provided along NE Deerfield Drive to the east, with an additional 20-foot sidewalk easement providing access further west near the intersection of NE 8<sup>th</sup> Street and NE Hunter Drive.