



Agenda Item: Trestle Crossing Plats 2 and 3 - Preliminary Plat

Report Date: September 1, 2016 *ESC*

Prepared by: Deb Gervais
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the Trestle Crossing Plats 2 and 3 Preliminary Plat.

Project Summary:

Trestle Crossing Plats 2 and 3 are a proposed 42.79-acre development located north NW 18th Street and the High Trestle Trail and east of NW Irvinedale Drive. This property includes two rezoning areas. The first is the McBernie Property, Area B, Ordinance 1856, rezoned from R-1 to R-3, Multiple-Family Residence District restricted to single-family approved July 20, 2015. The second is Trestle Crossing North, Ordinance 1889, rezoned from R-1 to R-3, Multiple-Family Residence District restricted to single-family approved July 18, 2016.

Project Report:

Streets: The general layout of the development shows east/west streets NW 25th Street, NW Trestle Avenue, and NW 21st Street. North/south street development includes NW North Creek Drive, NW Linwood Court, NW Greenwood Street and NW Greenwood Court. NW Greenwood Street, NW Trestle Avenue and NW 25th Street all stub to the neighboring property to the east. A southbound left turn lane will be required along NW Irvinedale Drive at NW 25th Street.

Water: Twelve-inch water main will be bored across from the west side of NW Irvinedale drive then extended north to the property line. Eight-inch water main will extend throughout the development.

Sewer: Eight –inch sanitary sewer is shown extended throughout the development.

Drainage: The development storm water generally flows towards Outlot Z, which will be a privately owned and maintained stormwater detention pond.

Park: Payment in lieu of parkland will be required at the time of final platting.