



Legislation Text

File #: PP-1920-9, Version: 1

CONSIDERATION OF A PRELIMINARY PLAT FOR RUBY GRANT PARK. (GENERALLY LOCATED AT THE SOUTHEAST CORNER OF 36TH AVENUE N.W. AND WEST FRANKLIN ROAD)

BACKGROUND: This item is a preliminary plat for Ruby Grant Park located at the southeast corner of the intersection of 36th Avenue N.W. and Franklin Road. The property consists of 147.47 acres and one (1) lot. On the northern portion of the property, there is a proposed pavilion and parking lot. On the western portion of the property adjacent to 36th Avenue N.W., there is a proposed pavilion, playground, parking lot and restrooms. On the eastern portion of the property adjacent Interstate Drive, there is a proposed parking lot, dog park, disc park and restrooms.

Planning Commission, at its meeting of December 12, 2019, recommended to City Council that this property be placed in the PL, Parkland and removed from A-2, Rural Agricultural District. In addition, Planning Commission, at its meeting of December 12, 2019, recommended to City Council that the preliminary plat for Ruby Grant Park be approved on a vote of 8-0.

DISCUSSION: The proposed 147.47 acres Park in this addition are expected to generate approximately 278 trips per day, 28 AM peak hour trips, and 42 PM peak hour trips. Being well below the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), the developer submitted a trip generation table for the development via electronic mail documenting the trip generation information for the proposed park. The development is proposed for location at the southeast corner of the intersection of 36th Avenue N.W. with Franklin Road. Widening of 36th Avenue N.W. in this area from a two-lane roadway to a four-lane roadway is one of the 2012 Transportation Bond Projects.

The proposed park will access 36th Avenue N.W. and Franklin Road at pre-negotiated locations. With the proposed widening of 36th Avenue N.W. in this area, no additional off-site improvements are anticipated.

Public improvements for this property consist of the following:

- 1. Fire Hydrants.** Fire hydrants will be installed in accordance with City standards. Their locations will be reviewed by the Fire Department.
- 2. Permanent Markers.** Permanent markers will be installed prior to the final plat being filed of record.
- 3. Sanitary Sewers.** Sanitary sewer mains are existing.
- 4. Sidewalks.** Sidewalks will be constructed adjacent to 36th Avenue N.W. and Franklin Road. The construction of sidewalks adjacent to 36th Avenue N.W. will be delayed until the 36th

Avenue N.W. Paving Project is completed. Franklin Road sidewalks will be delayed until funding and a paving and sidewalk project is created.

5. **Storm Sewers**. Stormwater will be conveyed to proposed detention facilities.
6. **Streets**. 36th Avenue N.W. is part of the 36th Avenue N.W. Paving, Drainage and Sidewalk Project. Franklin Road will be constructed in accordance with City paving standards. Street paving improvements will be delayed until funding and a Franklin Road Paving Project is created.
7. **Water Mains**. There is an existing 24" water main adjacent to 36th Avenue N.W. There will be a future 12" water main adjacent to Franklin Road as a payback project for any future development on the north side of Franklin Road. Parks and Recreation is participating in the cost of the water line.
8. **Public Dedications**: All rights-of-way and easements will be dedicated to the City with final platting.
9. **Water Quality Protection Zone**. The property does contain WQPZ. However the proposed structures, playground, dog park, disc park and parking lots are located outside of the WQPZ. There will be trails crossing the WQPZ.

STAFF RECOMMENDATION: Based on the above information, staff recommends approval of the preliminary plat for Ruby Grant Park subject to adoption of O-1920-28.