

# Memorandum

**REPORT TO:** City Commission

**FROM:** Danielle Garber - Associate Planner  
Martin Matsen - Director of Community Development  
Griffin Nielsen - Water Resources Engineer  
Addi Jadin - Parks Planning and Development Manager  
Mitch Overton - Director of Parks and Recreation

**SUBJECT:** Northwest Crossing Phase 1 Major Subdivision Preliminary Plat for the Subdivision of 146.21 Acres into Fifteen (15) Developable Lots, Fifteen (15) Restricted Development Lots, the Park Master Plan, Easements, and Right-of-Way Zoned B-2M and REMU (Quasi-judicial)

**MEETING DATE:** February 2, 2021

**AGENDA ITEM TYPE:** Community Development - Quasi-Judicial

**RECOMMENDATION:** Recommended Motion Park Master Plan:  
Having reviewed and considered the application materials, public comment, and all the information presented, I hereby adopt the findings presented in the staff report for application 19440 and 20113 related to the Northwest Crossing Park Master Plan and move to approve the Park Master Plan with conditions and subject to all applicable code provisions.

Recommended Motion Preliminary Plat Application:

Having reviewed and considered the application materials, public comment, and all the information presented, I hereby adopt the findings presented in the staff report for application 20113 and move to approve the subdivision with conditions and subject to all applicable code provisions.

**STRATEGIC PLAN:** 4.2 High Quality Urban Approach: Continue to support high-quality planning, ranging from building design to neighborhood layouts, while pursuing urban approaches to issues such as multimodal transportation, infill, density, connected trails and parks, and walkable neighborhoods.

**BACKGROUND:** A major subdivision application requesting permission for the subdivision of 146.21 acres into fifteen (15) developable lots zoned B-2M and REMU, fifteen (15) restricted development lots, city park, easements, and associated right of way. The site is located northwest of the intersection of Oak Street and Cottonwood Road.

**UNRESOLVED ISSUES:** None

**ALTERNATIVES:**

As identified in staff report

**FISCAL EFFECTS:**

Fiscal impacts are undetermined at this time, but will include increased property tax revenues from new development, along with increased costs to deliver municipal services to the property. Impact fees will be collected at the time of issuance of building permits for individual developments along with City sewer and water connection fees.

**Attachments:**

[20113 Staff Report 1-26-21.pdf](#)

[19440 & 20113 Park Master Plan CC Memo 1-26-21.pdf](#)

[19440 Staff Report Final - Signed.pdf](#)

[19440 Park Master Plan Combined.pdf](#)

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Report compiled on: January 26, 2021