



REQUEST FOR ACTION

Major Land Subdivision No. CD2026-009PLAT by Roger Payne, to be known as Century Valley Fifth

MEETING DATE:

July 20, 2026

ORIGINATING DEPT:

Community Development

AGENDA SECTION:

Public Hearings

PRESENTER:

Desmond McGeough

Action Requested:

Adopting a Resolution for Major Land Subdivision No. CD2026-009PLAT by Roger Payne with four conditions, to be known as Century Valley Fifth, subdividing 17.62 acres into 16 residential lots.

Report Narrative:

The applicant is proposing a Major Land Subdivision, to be known as Century Valley Fifth, to subdivide 17.62 acres into 16 residential lots. There will be associated infrastructure construction to extend Bella Vista Ln NE that will terminate in two proposed cul-de-sacs. These roadways are proposed to be public, and right-of-way will be dedicated. The site gains access off the Bella Terra Rd NE and Shannon Oaks Blvd NE intersection.

The site is part of the larger Century Valley GDP approved in 2017 and amended in 2023 to allow for R-2 Single-Family Small Lot style development. A Growth Management Map Amendment was approved in 2023 to redesignate the site from "Long Term Urban Expansion" to "Near Term Urban Expansion". The site was subsequently annexed into the City in 2023.

A major land subdivision, known as Century Valley Fourth, was filed in 2023 that included the platting of the subject property, which was approved by Council in February of 2024 (CD2023-022PLAT). A portion of that Major Land Subdivision was final platted and recorded; however, this portion of the subdivision did not obtain Final Plat approval. The activation period of the Major Land Subdivision Plat has since expired; therefore, the applicant has submitted this subsequent application. The proposed Century Valley Fifth Major Land Subdivision Plat is consistent with the R-2 zoning designation and the revised GDP approved in 2023. Both the Planning and Zoning Commission and Development Review Committee are recommending approval of the subject application.

At the June 24, 2026 Planning and Zoning Commission Meeting, the Commission recommended that the Council approve Major Land Subdivision Application No. CD2026-009PLAT, by a unanimous 8-0 vote, subject to four conditions of approval:

1. Civil Plans & Stormwater Management Plan approval shall be approved prior to approval of the final plat.
2. Prior to submittal of the final plat, the applicant shall address the wetland replacement order prior issued in March of 2026.
3. The applicant shall provide an updated Major Land Subdivision Plat to Community Development that identifies the floodway and flood fringe within the plat boundaries.
4. The Final Plat submission shall provide the additional public utility easement required for RPU Electric facilities, parallel to water and sewer easement off cul-de-sac, subject to review and

approval of RPU Electric.

Priorities & Foundational Principles:

Economic Vibrancy & Growth Management
Fiscal Responsibility & Sustainability

Policy Considerations & DEI Impact:

The proposed Major Land Subdivision is consistent with an active General Development Plan and achieves Comprehensive Plan Core principles of Economic Vibrancy and Growth Management, and Fiscal Responsibility & Sustainability.

Prior Legislative Actions & Community Engagement:

April 7, 2026: Major Land Subdivision Neighborhood Information Meeting
June 24, 2026: Planning & Zoning Commission Report and Recommendation
July 10, 2026: Notice of Council Public Hearing forwarded to newspaper for publishing & mailed to surrounding neighborhood.

Fiscal & Resource Impact:

All development costs will be the responsibility of the developer and will be outlined in a Development Agreement and/or City-Owner Contract.

Alternative Action(s):

No alternative actions are suggested at this time.

Prepared By:

Desmond McGeough

Attachments:

[Community Development Memo - CD2026-009PLAT - Century Valley Fifth MLS](#)
[Development Timeline Exhibit - CD2026-009PLAT - Century Valley Fifth](#)
[Notification Map - CD2026-009PLAT - Century Village Fifth MLS](#)
[Site Location Map - CD2026-009PLAT - Century Village Fifth MLS](#)
[Major Land Subdivision Exhibit - CD2026-009PLAT - Century Valley Fifth MLS](#)
[Agency Review Comments - CD2026-009PLAT - Century Valley Fifth MLS](#)
[Planning Commission Minutes - CD2026-009PLAT - Century Valley Fifth MLS](#)
[MLS Criteria - CD2026-009PLAT- Century Valley Fifth MLS](#)
[Resolution - CD2026-009PLAT - Century Valley Fifth Major MLS](#)