



*Plan and Zoning Commission
Staff Report*

Meeting Date: February 21, 2017

Agenda Item: Trestle Crossing Plat 3 Final Plat

Report Date: February 15, 2017 *EJC*

Prepared By: Deb Gervais, Associate Planner

Staff Recommendation:

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

Project Summary:

Trestle Crossing Plat 3 is a proposed 13.66-acre development located east of NW Irvinedale Drive and Trestle Crossing Plat 2, and north of the High Trestle Trail and NW 18th Street. The plat contains 49 single-family lots zoned R-3, Multiple Family Residence District restricted to single-family residential. The approved preliminary plat for plats 2 and 3 shows 123 single-family units in this area.

Project Report:

Street development within the plat area includes east/west streets: NW 23rd Street and NW 25th Street.

Eight-inch water main is proposed throughout the development, generally along the north and east sides of the street. Off-site easements have been recorded.

Eight-inch sanitary sewer will be extended throughout the development. Off-site easements have been recorded.

Stormwater for this development will eventually be detained in Outlot Z, Trestle Crossing Plat 2, which is a privately owned and maintained detention pond under construction. For the short-term the storm sewer will outlet at the eastern street-ends of NW 23rd Street and NW 25th Street.

Payment in lieu of parkland will be accepted to meet the parksite dedication requirements for this development.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Trestle Crossing Plat 3

NAME OF OWNER/ DEVELOPER: CD Developer, LLC

GENERAL INFORMATION:

PLAT LOCATION: East of NW Irvinedale Drive and Trestle Crossing Plat 2, and north of the High Trestle Trail and NW 18th Street

SIZE OF PLAT: 13.66 acres

ZONING: R-3 restricted to single-family residential

LOTS:

NUMBER: 49 single-family lots

SIZE/DENSITY: 3.59 units per acre

USE: Residential

BUILDING LINES: 30' front yard setback; 35' rear yard setback; 17' (>1 story-8' minimum); 15' (1 story-7' minimum)

PARK SITE DEDICATION:

Payment in lieu of parksite dedication will be required with this final plat. North Creek Park, as well as Prairie Lakes and Greentree Park, along the High Trestle Trail, exist to the south of this development.

ADJACENT LANDS:

NORTH: Vacant land zoned R-1

SOUTH: Trestle Crossing Plat 2

EAST: Vacant land zoned R-1

WEST: Trestle Crossing Plat 2

STREET DEVELOPMENT:

NAME: NW 23rd Street

LENGTH: 1,003.75'

CLASSIFICATION: Normal Residential

ROW (REQ'D./PROV.): 60'/60'

PAVEMENT WIDTH: 27'

NAME: NW 25th Street

LENGTH: 923.10'

CLASSIFICATION: Normal Residential

ROW (REQ'D./PROV.): 60'/60'

PAVEMENT WIDTH: 29'

WASTE WATER:

PROJECTED FLOWS: 49 units X 3 person. per house X 300 gal. per day/pers.= 44,100 GPD

TREATMENT PLANT CAPACITY: 12.1MGD; current daily avg. 6.41 MGD

NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: 27" Trunk Sewer on the north side of NW 18th Street

STORM WATER:

BASIN FLOWS: This plat lies in the Rock Creek Drainage Area

WATER SYSTEM:

USAGE: 49 units X 3 persons/house X 100 gal. per day/person = 14,700 GPD

SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 3.9 MGD.

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: Approved by Staff.