



*Plan and Zoning Commission
Staff Report*

Meeting Date: April 4, 2017

Agenda Item: Autumn Crest Plat 7 Final Plat
Report Date: March 22, 2017
Prepared By: Derek Silverthorn
Planner I

ESL

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of Autumn Crest Plat 7 Final Plat.

Project Summary:

Autumn Crest Plat 7 is a proposed 3.13-acre piece of land located within the Autumn Crest Development, west of Lot 2, Autumn Crest Plat 1 and the approved Peddicord Family Dentistry site plan; north of Autumn Crest Plat 6 and the Autumn Crest Retail Plaza under construction; and south of NW Autumn Crest Dr. The development consists of one lot zoned C-2, General Retail and Highway Oriented Commercial District. The proposed plat is consistent with the Preliminary Plat originally approved in 2011.

Project Report:

The plat does not involve any public street development.

An 8-inch water main exists along the north and west plat boundaries, and an 8-inch sanitary sewer main exists along the south and west plat boundaries to service future development.

Autumn Crest development is part of the Upper Four Mile Creek watershed. Plat 7 generally drains to the south and east toward a stormwater management easement. Ultimately, all of the storm water will discharge into Four Mile Creek.

Parksite dedication is not required for commercial development.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Autumn Crest Plat 7 - Final Plat

NAME OF OWNER / DEVELOPER: Kimberley Properties, Inc.

GENERAL INFORMATION:

PLAT LOCATION: South of NW Autumn Crest Dr; West of the approved Peddicord Family Dentistry site plan; North of the Autumn Crest Retail Plaza under construction
SIZE OF PLAT: 3.13 acres
ZONING: C-2, General Retail and Highway Oriented Commercial District

LOTS:

NUMBER: 1 commercial lot
SIZE/DENSITY: Lot 1 – 3.13 acres
USE: Commercial
BUILDING LINES: 35' front yard setback; 40' rear yard setback

PARKSITE DEDICATION: Parksites dedication is not required for commercial development

ADJACENT LANDS:

NORTH: NW Autumn Crest Dr;
SOUTH: Autumn Crest Plat 6 – Autumn Crest Retail Plaza under construction
EAST: Lot 2, Autumn Crest Plat 1 – Approved Peddicord Family Dentistry site plan
WEST: Kimberley Properties, Inc. - Undeveloped

STREET DEVELOPMENT: None

WASTE WATER:

PROJECTED FLOWS: 3.13 acres of developable land X 1000 gal. per day/acre of developable land = 3,130 GPD Est.
TREATMENT PLANT CAPACITY: Design 12.1 MGD; current daily average 6.41 MGD
NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: Four-Mile Trunk Sewer

STORM WATER:

BASIN FLOWS: This plat lies in the Upper Four Mile Creek Watershed.

WATER SYSTEM:

PROJECTED USAGE: 3.13 acres of developable land X 1000 gal. per day/acre of developable land = 3,130 GPD Est.
SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 3.9 MGD.

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved.