



*Plan and Zoning Commission
Staff Report*

Meeting Date: May 16, 2017

Agenda Item: Ankeny Fire Station No. 3 Final Plat

Report Date: May 9, 2017

Prepared by: Deb Gervais,

Associate Planner

ETC

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of Ankeny Fire Station No. 3 Final Plat.

Project Summary:

The Ankeny Fire Station No. 3 Final Plat is the re-plat of part of Lot 2, Otter Creek Redevelopment Plat 1. The property is located north of NE 36th Street, between NE Otter Creek Drive to the east and NE Delaware Avenue to the west. It is 1.38 acres in size and is the location of the newest Ankeny Fire Station. The zoning is R-1, One-Family Residence District.

Project Report:

No street development is proposed with this plat.

A twelve-inch water main starts at the Aquifer storage and Recovery system (ASR) Well #2 just north of the site and heads south just outside of the western property boundary.

A fifteen-inch trunk sanitary sewer currently exists within the NE 36th Street right-of-way.

Storm infrastructure exists along NE 36th Street. There are three storm water detention basins proposed with the site plan. One pond will outlet east towards Otter Creek and the other two will connect to an intake, go west, and eventually flow towards Four Mile Creek.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Ankeny Fire Station No. 3
NAME OF OWNER: City of Ankeny
NAME OF DEVELOPER: City of Ankeny

GENERAL INFORMATION:

PLAT LOCATION: North of NE 36th Street at the NW corner of NE Otter Creek Drive
SIZE OF PLAT: 1.38 acres
ZONING: R-1, One-Family Residence District

LOTS:

NUMBER: 1 lot
SIZE: 1.38 acres
USE: Future Fire Station
BUILDING LINES:
Front yard setback is 35 feet; and
Rear yard setback is 35 feet.

PARK SITE DEDICATION: none required.

ADJACENT LANDS:

NORTH: Otter Creek Golf Course and ASR well
SOUTH: Briar Creek Plat 4
EAST: Otter Creek Golf Course
WEST: Otter Creek Driving Range

WASTE WATER:

PROJECTED FLOWS: 1.38 acres of developable land X 1000 gal. per day/acre of developable land = 1,380 GPD Est.
TREATMENT PLANT CAPACITY: Design 12.1 MGD; current daily avg. 4.2 MGD.
NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: 15" along NE 36th Street

STORM WATER:

BASIN FLOWS: This plat lies in Otter Creek Basin

WATER SYSTEM:

USAGE: 1.38 acres of developable land X 1000 gal. per day/acre of developable land = 1,380 GPD Est.
SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 3.9 MGD.

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: No public infrastructure is required for the development of this plat; therefore, no construction plans were needed.