
Agenda Item: Georgetown Plat 11 Final Plat
Report Date: June 13, 2017 *ESC*
Prepared By: Derek Silverthorn
Planner I

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of Georgetown Plat 11 Final Plat.

Project Summary:

Georgetown Plat 11 is a proposed 4.33-acre (+/-) piece of land located within the Georgetown Development, south of NW Georgetown Blvd; west of First American Bank, and an undeveloped part of Lot 2, Georgetown Plat 2; north of NW 20th St and the Fletcher building; and east of single-family residential lots 1-4, Georgetown Plat 1. The proposed plat consists of one lot zoned C-2, General Retail and Highway Oriented Commercial District. The proposed plat is consistent with the Georgetown Plat 2 preliminary plat originally approved in 1996.

Project Report:

The plat does not involve any public street development.

An 8-inch water main exists along the south plat boundary, parallel with NW 20th St; and an 8-inch sanitary main exists along the north plat boundary, parallel with NW Georgetown Blvd.

The Georgetown development is part of the Middle Four Mile Creek watershed. Georgetown Plat 11 generally drains southeast and southwest toward an existing 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: Georgetown Plat 11 - Final Plat

NAME OF OWNER / DEVELOPER: DLE Seven, LLC

GENERAL INFORMATION:

PLAT LOCATION: South of NW Georgetown Blvd; West of First American Bank, and an undeveloped part of Lot 2, Georgetown Plat 2; North of NW 20th St and the Fletcher building; East of single-family residential lots 1-4, Georgetown Plat 1

SIZE OF PLAT: 4.33 acres

ZONING: C-2, General Retail and Highway Oriented Commercial District

LOTS:

NUMBER: 1 commercial lot

SIZE/DENSITY: Lot 1 – 4.33 acres

USE: Commercial

BUILDING LINES: 35' front yard setback; 40' rear yard setback; No side yard setback except when adjoining any R district, in which case 25 feet

PARKSITE DEDICATION: Parksit dedication is not required for commercial development

ADJACENT LANDS:

NORTH: NW Georgetown Blvd

SOUTH: Part of Lot 2, Georgetown Plat 2 (DLE Seven, LLC) – Undeveloped; NW 20th St

EAST: 2010 N Ankeny Blvd – First American Bank; Parcel C of Lot 2, Georgetown Plat 2 (Grand Capital LC) - Undeveloped

WEST: Lots 1-4, Georgetown Plat 1 – Single-family residential, zoned R-3

STREET DEVELOPMENT: None

WASTE WATER:

PROJECTED FLOWS: 4.33 acres of developable land X 1000 gal. per day/acre of developable land = 4,330 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 Middle Four Mile Creek Watershed.

WATER SYSTEM:

PROJECTED USAGE: 4.33 acres of developable land X 1000 gal. per day/acre of developable land = 4,330 GPD Est.

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

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved.