



# Ankeny

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## *Plan and Zoning Commission Staff Report*

*Meeting Date: June 20, 2017*

**Agenda Item:** The Crossings at Deer Creek Plat 1 Final Plat

**Report Date:** June 14, 2017 *ESC*

**Prepared by:** Emily Bodeker, AICP  
Associate Planner

### **Staff Recommendation:**

That the Plan and Zoning Commission recommend City Council approval of The Crossings at Deer Creek Plat 1 final plat and recommend City Council authorization of cost participation in an amount not to exceed \$36,173.75 for 12-inch water main, 15-inch sanitary sewer, and 8 foot sidewalk.

### **Project Summary:**

The proposed Crossing at Deer Creek Plat 1 is 18.97 acres and consists of 54 single family lots zoned Deer Creek PUD with associated public streets and utilities. The plat is located north of Deer Creek South Plat 1 and E. 1<sup>st</sup> Street, and east of Deer Creek Estates Plat 9.

### **Project Report:**

- Streets:** The general layout continues the extension of NE Four Mile Drive north. NE 8<sup>th</sup> Street is the primary east west street within the proposed plat. NE Forest Ridge Drive, extends north off of NE 8<sup>th</sup> Street west of NE Four Mile Drive and NE Winding Trail Drive loops and connects to NE 8<sup>th</sup> Street in two places east of NE Four Mile Drive. NE Meadow Crossing will extend northeast off of NE Winding Trail Drive with future Deer Creek Plats.
- Water:** Twelve-inch water main will be extended north along the east side of NE Four Mile Drive. Eight-inch water will be extended throughout the development, generally on the north and east sides of the proposed streets.
- Sewer:** Eight-inch sanitary sewer will be extended north of NE Four Mile Drive to NE 8<sup>th</sup> Street. Fifteen inch sanitary sewer will be extended north on NE Four Mile Drive and east on NE 8<sup>th</sup> Street. Eight-inch sanitary sewer will be extended throughout the remainder of the development.
- Drainage:** Generally storm water in this plat will flow west to Deer Creek. Off-site detention is being provided near the southeast corner of NE Four Mile Drive and NE 8<sup>th</sup> Street.
- Parkland:** The developer is proposing to provide some of the required park site dedication to the City through the transfer of park land in a future plat. The remaining amount will be payment in lieu of dedication. A parksite dedication agreement will be required for this arrangement.

**CITY OF ANKENY  
SUBDIVISION DATA**

**NAME OF PLAT:**

**The Crossings at Deer Creek Plat 1**

**NAME OF OWNER/DEVELOPER:**

**Deer Creek Estates LLC**

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**GENERAL INFORMATION:**

PLAT LOCATION: North of Deer Creek South Plat 1 and East First Street, East of Deer Creek Estates Plat 9

SIZE OF PLAT: 18.97 acres

ZONING: Deer Creek PUD

**LOTS:**

NUMBER: 54 lots, 3 outlots, 3 street lots

SIZE/DENSITY: 2.84 units/acre

USE: MDR

BUILDING LINES: Vary-building lines per the PUD.

**PARK SITE DEDICATION:** The developer is proposing to provide some of the required park site dedication to the City through the transfer of park land in a future plat. The remaining amount will be payment in lieu of dedication. A parksite dedication agreement will be required for this arrangement. The Crossing at Deer Creek requires 5% of the land area to be dedicated.

**ADJACENT LANDS:**

NORTH: Future Deer Creek Development

SOUTH: Deer Creek South Plat 1

EAST: Future Deer Creek South Development

WEST: R-1 property located within City limits and undeveloped land zoned Deer Creek PUD

**STREET DEVELOPMENT:**

NAME: NE Four Mile Drive

LENGTH: Approximately 503.47 feet

CLASSIFICATION: Arterial

R.O.W. (REQ'D./PROV.): 80'/80'

PAVEMENT WIDTH: 31'

NAME: NE 8<sup>th</sup> Street

LENGTH: Approximately 1,241.78 feet

CLASSIFICATION: Normal Residential

R.O.W. (REQ'D./PROV.): 60'/60'

PAVEMENT WIDTH: 27'

NAME: NE Winding Trail Drive

LENGTH: Approximately 1,521.52 feet

CLASSIFICATION: Normal Residential

R.O.W. (REQ'D./PROV.): 60'/60'

PAVEMENT WIDTH: 27'

NAME: NE Meadow Crossing  
LENGTH: Approximately 153.69 feet  
CLASSIFICATION: Normal Residential  
R.O.W. (REQ'D./PROV.): 60'/60'  
PAVEMENT WIDTH: 27'

NAME: NE Forest Ridge Drive  
LENGTH: Approximately 333.03 feet  
CLASSIFICATION: Normal Residential  
R.O.W. (REQ'D./PROV.): 60'/60'  
PAVEMENT WIDTH: 27'

**WASTE WATER:**

PROJECTED FLOWS: 54 units x 3 people/house x 300 gallons/day/person.= 48,600  
GPD

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

**STORM WATER (Plat 1):**

BASIN FLOWS: This plat lies in the Deer Creek Development Basin.

**WATER SYSTEM (Plat 1):**

USAGE: 54 units x 3 people/house x 100 gallons/day/person = 16,200 GPD

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

**FINAL PLAT DRAWING:** Staff recommends approval.

**FINAL PLAT DRAWING:** To be approved by staff.