



*Plan and Zoning Commission
Staff Report*

Meeting Date: August 8, 2017

Agenda Item: Vintage Hills at Prairie Trail Neighborhood Plan Amendment

Report Date: July 26, 2017 *ETC*

Prepared by: Deb Gervais,
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the Vintage Hills Amended Neighborhood Plan, replacing the Vintage Hills at Prairie Trail Neighborhood Plan approved November 16, 2015.

Project Summary:

The Plan and Zoning Commission recommended approval of the Vintage Hills at Prairie Trail Neighborhood Plan and the City Council approved the Neighborhood Plan on June 21, 2010. An amendment was subsequently approved by City Council November 16, 2015.

The southern lots within the neighborhood plan and along SW Magazine Road have already been developed as part of Vintage Hills Plats 1- 3 and Ankeny Vintage Plat 1. This development includes two senior living buildings along SW Magazine Road and Lincoln Savings Bank. DRA Properties is proposing a new plan for the undeveloped areas of this neighborhood plan area that include seven single-family lots along SW Westview Drive, three undeveloped commercial lots along SW State Street, and a larger lot reserved for residential uses.

Details of the typical street cross sections are shown on Sheet 2 and the area street tree plan is on Sheet 7 of the Neighborhood Plan.

An 8" water main exists along the east side SW Westview Drive and will be extended to provide service to Lots 1-7 and 9. This water main will continue north when the rest of SW Westview Drive is constructed. An 8" water main will be extended on the north side of NW 11th Street to provide a looped connection.

An 8" sanitary sewer main exists along the SW Westview Drive and SW 11th Street. The sanitary sewer main will continue north when the rest of SW Westview Drive is constructed to serve Lots 1-7 and Lot 9.

Storm water in this development will generally flow south along the east side of SW State Street towards Promenade Lake, at the southwest corner of The District town center. However, everything on the east side of SW Westview Drive will flow generally to the east.