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**Agenda Item:** PDI Place Plat 2 Final Plat  
**Report Date:** August 3, 2017 *ESC*  
**Prepared By:** Derek Silverthorn  
Planner I

**Staff Recommendation:**

That the Plan and Zoning Commission recommend City Council approval of PDI Place Plat 2 Final Plat.

**Project Summary:**

PDI Place Plat 2 is a proposed 91.35-acre piece of land located west of SE Delaware Ave and Mills Fleet Farm; north of Carquest and Carney Industrial Plat 1; east of Carney Marsh and Polk County low-density residential development; and south of 2741 SE PDI Pl (existing PDI facility). The development consists of one lot and one outlot zoned M-1, Light Industrial District. The proposed plat is consistent with the original PDI Place final plat approved in 1997, and associated, approved plats of survey.

**Project Report:**

The plat does not involve any public street development.

A 16-inch water main exists along SE Delaware Ave, and an 8-inch sanitary sewer main exists, running north and south, through the buildable area of the property to service future development.

The PDI Place development is part of the Lower Four Mile Creek watershed. PDI Place Plat 2 generally drains to the south and west toward 36" and 42" sewers, and into Carney Marsh. 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: PDI Place Plat 2 - Final Plat**

**NAME OF OWNER / DEVELOPER: Perishable Distributors of Iowa, LTD.**

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**GENERAL INFORMATION:**

PLAT LOCATION: South of 2741 SE PDI Pl (existing PDI facility); West of SE Delaware Ave; North of Carquest and Carney Industrial Plat 1; East of Carney Marsh and Low-Density Residential (county)  
SIZE OF PLAT: 91.35 acres  
ZONING: M-1, Light Industrial District

**LOTS:**

NUMBER: 1 industrial lot; 1 outlot  
SIZE/DENSITY: Lot 1 – 64.54 acres; Outlot A – 26.81 acres  
USE: Industrial  
BUILDING LINES: 50' front yard setback; 40' rear yard setback; 50' side yard setback adjacent to any R district or street ROW

**PARKSITE DEDICATION:** Parksit dedication is not required for commercial development

**ADJACENT LANDS:**

NORTH: 2741 SE PDI Pl (existing PDI facility)  
SOUTH: Carquest; Carney Industrial Plat 1  
EAST: SE Delaware Ave; Mills Fleet Farm  
WEST: Carney Marsh; Low-Density Residential (county)

**STREET DEVELOPMENT:** None

**WASTE WATER:**

PROJECTED FLOWS: 64.54 acres of developable land X 1000 gal. per day/acre of developable land = 64,540 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 Lower Four Mile Creek Watershed.

**WATER SYSTEM:**

PROJECTED USAGE: 64.54 acres of developable land X 1000 gal. per day/acre of developable land = 64,540 GPD Est.  
SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 3.9 MGD.

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

**CONSTRUCTION PLANS:** To be approved.