



*Plan and Zoning Commission
Staff Report*

Meeting Date: August 22, 2017

Agenda Item: Courtyards at Rock Creek Plat 4 - Final Plat

Report Date: August 16, 2017

Prepared by: Deb Gervais,
Associate Planner

ESC

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of Courtyards at Rock Creek Plat 4 Final Plat.

Project Summary:

This is a 7.543-acre continuation of the Courtyards at Rock Creek single-family residential development. The plat is located north of NW 36th Street and west of NW Abilene Road and west of previous phases of Courtyards at Rock Creek. This phase of the development is for 36 detached single-family townhomes and the common area Outlot Z.

The Courtyards at Rock Creek PUD was approved by Council September 28, 2015. The PUD site plan for the entire PUD area was approved November 2, 2015. Plat 2 was approved April 18, 2016. Plat 3 was approved August 15, 2016. The overall project includes 83 townhomes and 1 clubhouse with associated private lanes and parking. No additional site plan approval is required unless there are changes to the developments plans.

Project Report:

The private street development includes NW 38th Lane, NW 39th Lane and NW Countrywood Lane. NW Countrywood Lane is planned to connect to NW 36th street through a private commercial access easement.

Eight-inch water main and eight-inch sanitary sewer will be extended from the private lane ends in previous phases.

Storm water detention will be provided east of this site in a detention basin located in Outlot Z, Rock Creek North.

A parksite dedication agreement will be required for the additional buildable area, it is anticipated that the developer will pay cash in lieu of land dedication.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Courtyards at Rock Creek Plat 4
NAME OF OWNER: Rock Creek Land, LLC
NAME OF DEVELOPER: Rock Creek Land, LLC

GENERAL INFORMATION:

PLAT LOCATION: North of NW 36th Street, west of NW Abilene Road
SIZE OF PLAT: 7.543 acres
ZONING: Courtyards at Rock Creek PUD

LOTS:

NUMBER: 36 lots and 1 outlot
SIZE/DENSITY: 4.77 units per acre
USE: Single-family detached housing
BUILDING LINES: 15' front yard setback; 10' building separation; 35' rear yard setback from exterior property boundaries.

PARK SITE DEDICATION: The developer is proposing to pay cash in lieu of land dedication. A Parksite Dedication Agreement will be required.

ADJACENT LANDS:

NORTH: Village at Rock Creek Plat 1
SOUTH: Rock Creek Commercial PUD
EAST: Courtyards at Rock Creek Plats 1-3
WEST: Acreages and vacant land

WASTE WATER:

PROJECTED FLOWS: 7.543 acres of developable land x 1000 gal. per day/acre of developable land = 7,543 GPD
TREATMENT PLANT CAPACITY: Design: 12.1 MGD; current daily avg. 6.41 MGD.

STORM WATER:

BASIN FLOWS: This plat lies in the Rock Creek Drainage Area

WATER SYSTEM:

USAGE: 7.543 acres of developable land x 1000 gal. per day/acre of developable land = 7,543 GPD estimate
SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 3.9 MGD.

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: Staff recommends approval.