



*Plan and Zoning Commission
Staff Report*

Meeting Date: August 8, 2017

Agenda Item: Villas at Brinmore Estates Plat 1 Final Plat and PUD Site Plan

Report Date: August 3, 2017 EJC

Prepared by: Eric Carstens, AICP
Planning Administrator

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of Villas at Brinmore Estates Plat 1 and recommend City Council authorization of cost participation in an amount estimated at \$32,476.77 for 12-inch water main and 8-foot trail along NW Irvinedale Drive.

That the Plan and Zoning Commission recommend City Council approval of Villas at Brinmore Estates Final PUD Site Plan.

Project Summary:

The Villas at Brinmore Estates Plat 1 is a 40.43 acre development located east of NW Irvinedale Drive, approximately 1/2 mile north of NW 36th Street. The plat includes 102 single-family villa lots, and an Outlot for private storm water detention, zoned PUD. The plat also includes 40 bi-attached lots and 3 single-family lots zoned R-2, One and Two Family Residence District. The Villas at Brinmore Estates Final PUD Site Plan includes just the area zoned PUD. Site planning is not required for one and two family development areas with "straight" zoning.

The proposed development will include three east/west streets: NW 41st Street, NW 43rd Street and NW 44th Street. NW 43rd Street is classified as a minor collector that connects with NW Irvinedale Drive and will ultimately connect with NW Abiline Road. The other two east/west streets are normal residential. There is also four north/south streets: NW Northwood Drive, NW Countrywood Drive, NW Cedarwood Drive and NW Linwood Drive, all of which are normal residential streets. The developer will install an 8-foot trail along NW Irvinedale Drive. Five-foot sidewalk will be installed along all of the interior streets.

The developer will be extending 12" water main along the NW Irvinedale Drive frontage. Ten-inch water main will be extended along NW 43rd Street and tie into existing water main to the east to provide a looped system. Eight-inch water main will be extended along the other residential streets. Eight-inch sanitary sewer will be extended from the east, which connects with the trunk main along NW Abiline Road. A private storm water detention basin will be constructed in the southeast corner of the proposed development to provide detention before the water is released to the south.

A landscaping plan has been submitted as part of the site plan. The plan includes a landscaped buffer along NW Irvinedale Drive.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Villas at Brinmore Estates Plat 1
NAME OF OWNER/DEVELOPER: Classic Development, LLC

GENERAL INFORMATION:

PLAT LOCATION: East of NW Irvinedale Drive, approximately 1/2 mile north of NW 36th Street

SIZE OF PLAT: 40.43 acres

ZONING: Villas at Brinmore PUD, R-2 One and Two Family Residence District

LOTS:

NUMBER: 102 detached townhome lots, 40 bi-attached lots, 3 single-family lots and 1 outlot for private storm water detention.

SIZE/DENSITY: 3.59 du/acre

USE: Residential

BUILDING LINES:

PUD – 25' front and rear yard setback, 5' side yard setback

R-2 – 30' front yard setback

35' rear yard setback

Side: one story - 15' total, 7' minimum

more than one story – 17' total, 8' minimum

PARK SITE DEDICATION:

The developer is proposing to provide park site dedication through cash in lieu of land dedication. A park site dedication agreement will be required.

ADJACENT LANDS:

NORTH & WEST: undeveloped property

SOUTH: Rock Creek North

EAST: Brinmore Estates

STREET DEVELOPMENT:

NAME: NW 43rd Street

LENGTH: 1,198.11

CLASSIFICATION: Minor Collector

R.O.W. (REQ'D./PROV.): 70'/70'

PAVEMENT WIDTH: 31'

NAME: NW 41st Street
LENGTH: 760.01'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

NAME: NW 44th Street
LENGTH: 664.56'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

NAME: NW Northwood Drive
LENGTH: 753.83'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

NAME: NW Countrywood Drive
LENGTH: 601.41'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

NAME: NW Cedarwood Drive
LENGTH: 1,010.11'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

NAME: NW Linwood Drive
LENGTH: 608.70'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

WASTE WATER:

PROJECTED FLOWS: $145 \text{ units} \times 3 \text{ people/house} \times 300 \text{ gallons/day/person} = 130,500 \text{ GPD}$

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

STORM WATER:

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

WATER SYSTEM:

USAGE: $145 \text{ units} \times 3 \text{ people/house} \times 100 \text{ gallons/day/person} = 43,500 \text{ GPD}$

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

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: Approved 7/31/17.