
Agenda Item: Signature Village Plat 3 – Final Plat
Report Date: September 11, 2017
Prepared By: Derek Silverthorn *ETC*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of Signature Village Plat 3 Final Plat.

Project Summary:

Signature Village Plat 3 is a proposed 2.65-acre (+/-) plat, which is part of the Ashland Meadows PUD. The proposed plat is located approximately 650 feet north of NW 18th St; east of NW State St; south of Ashland Pointe Townhomes Plat 3; and west of Signature Village Plat 2. The subject development consists of two lots zoned Ashland Meadows PUD, intended for commercial or high-density residential development. The proposed plat is a re-plat of Outlot X and Outlot Y, Signature Village Plat 2.

Project Report:

The plat does not involve any public street development.

A 12-inch water main exists along the west plat boundary, and an 8-inch sanitary sewer main exists along the south plat boundary to service future development on this plat.

The Signature Village development is part of the Rock Creek watershed. Plat 3 generally drains to the east and south toward existing stormwater detention ponds. Ultimately, all of the storm water will discharge into Rock Creek.

Parksite dedication was satisfied with previous Ashland Meadows dedications..

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Signature Village Plat 3 - Final Plat

NAME OF OWNER / DEVELOPER: Signature Village Development Group, LLC

GENERAL INFORMATION:

PLAT LOCATION: South of Ashland Pointe Townhomes Plat 3; West of Signature Village Plat 2 and Brick Towne at Signature Village; North of a stormwater detention pond (City of Ankeny) and NW 18th St; East of NW State St

SIZE OF PLAT: 2.65 acres (+/-)

ZONING: Ashland Meadows PUD

LOTS:

NUMBER: 2 lots

SIZE/DENSITY: Lot 15 – 1.21 acres (+/-); Lot 16 – 1.44 acres (+/-)

USE: Commercial/Residential

BUILDING LINES: 35' front yard setback; 35' rear yard setback; 25' side yard setback

PARKSITE DEDICATION: Parksit dedication was satisfied with previous Ashland Meadows dedications.

ADJACENT LANDS:

NORTH: Ashland Pointe Townhomes Plat 3

SOUTH: Stormwater detention pond (City of Ankeny); NW 18th St

EAST: Signature Village Plat 2; Brick Towne at Signature Village

WEST: NW State St

STREET DEVELOPMENT: None

WASTE WATER:

PROJECTED FLOWS: 2.65 acres of developable land X 1000 gal. per day/acre of developable land = 2,650 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 Rock Creek Watershed.

WATER SYSTEM:

PROJECTED USAGE: 2.65 acres of developable land X 1000 gal. per day/acre of developable land = 2,650 GPD Est.

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

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved.