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*Plan and Zoning Commission
Staff Report*

Meeting Date: September 19, 2017

Agenda Item: Bill Kimberley Plat 1 – Final Plat

Date: September 8, 2017 EJC

Prepared By: Deb Gervais, AICP
Associate Planner

Staff Recommendation

That the Plan and Zoning Commission recommend City Council approval of Bill Kimberley Plat 1 Final Plat.

Project Summary

The Bill Kimberley Plat 1 final plat proposal is for approximately 2.87-acres located west of NW Irvinedale Drive and north of NW 5th Street. The zoning is R-3A, Planned Multiple-Family Residence District and the approved site plan designates the area for single-family.

The plat would combine a parcel owned by the City with Lot 1, Casey Park Plat 1. The former Rock Creek lift station is located on the City-owned parcel and is no longer in use. The process of selling the City parcel was started when City Hall wrote a letter to the three adjacent property owners asking if they were interested in owning the property where the Rock Creek lift station is located. Then City Hall had the property appraised. The appraisal states that the property is worth \$10,000 “as is” and \$60,000 if the lift station were removed. Bill Kimberley initially offered \$5,000 for the property but increased the bid to \$10,000 since we had an appraisal stating the property value was such.

It is anticipated that this final plat will sit for some time before being forwarded to City Council for approval. Staff is looking at starting the easement vacation process now for a sanitary sewer easement that cuts through the developable portion of the property. A new sanitary sewer easement would be created in the location shown on the plat. The easement vacation will need to be complete before a building permit is issued. The other requirement before staff would forward the plat to City Council is that City Council would need to finalize the sale of property. The City would need to receive payment, and the Council would need to finalize the sale with three readings at City Council meetings.

A 12” water main currently exists along NW 5th Street; no public water improvements are required.

The Wastewater Reclamation Authority’s 30-inch sanitary sewer is located just southwest of the property along Rock Creek. A City of Ankeny trunk sewer is located along the northwest property line. When the Rock Creek lift station went out of service a force main was abandoned and that is why the existing 45-foot sanitary sewer easement could be vacated. A new 30-foot easement would be needed to replace the vacated easement.

Rock Creek runs along the northwest property line of the subject site and the site is within the Rock Creek Watershed Basin. The Comprehensive Plan defines Rock Creek as a Category A, Major Defined Stream. Drainage easements are required.

Parksite dedication was satisfied with Casey Park Plat 1.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Bill Kimberley Plat 1 - Final Plat
NAME OF OWNER: William B. Kimberley
NAME OF DEVELOPER: William B. Kimberley

GENERAL INFORMATION:

PLAT LOCATION: West of NW Irvinedale Drive, north of NW 5th
SIZE OF PLAT: 2.87-acres
ZONING: R-3A

LOTS:

NUMBER: 1 single-family
SIZE/DENSITY: 0.34 units per acre
USE: Single-family residential
BUILDING LINES: 25' setbacks

PARK SITE DEDICATION: None required

NEAREST DEVELOPED PARK LOCATION: North Creek Park

ADJACENT LANDS:

NORTH: Boulder Brook Plat 1
SOUTH: NW 5th Street
EAST: NW Irvinedale Drive
WEST: Boulder Brook Plat 1

STREET DEVELOPMENT: None

WASTE WATER:

PROJECTED FLOWS: 1 units x 3 persons/unit x 300 gallons/day/person = 900 GPD
TREATMENT PLANT CAPACITY: Design 134 MGD; current daily average 132 MGD
NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: Rock Creek Trunk Sewer

STORM WATER:

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

WATER SYSTEM:

PROJECTED USAGE: 1 units x 3 persons/house x 100 gallons/day/person = 300 GPD
SUPPLY CAPACITY: 12.38 MGD; Current daily avg. 5 MGD.

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: None.