



*Plan and Zoning Commission
Staff Report*

Meeting Date: September 19, 2017

Agenda Item: Willow Run Plat 1– Final Plat
Report Date: September 14, 2017 *ETC*
Prepared By: Deb Gervais, AICP
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of Willow Run Plat 1 – Final Plat, and Final PUD Site Plan, and recommend City Council approval of a development agreement for the City cost share of the contractor's bid price of \$30,525.00 for storm sewer improvements, and approval of the private street name SE Willow Run Lane.

Project Summary:

The Willow Run Plat 1 is 25.7 acres of land located in the southeast quadrant of Ankeny, generally located east of S. Ankeny Boulevard, south of SE 33rd Street and SE Primrose Drive. The area was recently annexed into the City of Ankeny. The ordinance rezoning to Willow Run PUD was approved by City Council on September 5, 2017.

PAR Partners is the developer of the property, however the current ownership includes those owners A-G listed on the final plat. The land to the north of the subject property is zoned R-3 restricted to single family. The property to the west and south of the subject area is located within the County and is zoned LDR, Low Density Residential District. The Carney Marsh is located to the east of the subject property.

This final plat is consistent with the PUD concept plan. This phase of the development consists of 11 single-family lots, 28 single-family attached or detached townhomes, a clubhouse, Outlot Z for private street development and townhome common area, Outlot X for stormwater management and detention, and Outlot Y for future development.

The townhome area bulk regulations list a 30-foot setback from S Ankeny Boulevard, 10-foot building separation, and a 20-foot rear yard setback requirement around the perimeter boundary of the development.

Public street development includes a cul-de-sac extension from the existing SE Primrose Drive to serve the single-family area shown on Sheet 3. Private street development includes the extension of SE Willow Run Lane east from a full access point on S Ankeny Boulevard. The future private street will loop around and connect with itself near Lot 40. SE Willow Run Lane will be privately owned and maintained by the homeowners association.

Public 8-inch sanitary sewer will be extended south from the existing sewer along SE Primrose Drive. The townhome area will own and maintain private sanitary starting on the west side near S Ankeny Boulevard and falling as it runs east in the center of SE Willow Run Lane. At the end of the Lane shown will be an access drive to a private sanitary pump station. Private sewer will connect the pump to the public sanitary sewer by extending a private sanitary sewer through Outlot X and through a Sanitary Sewer Easement between Lot 7 and Lot 8.

The developer will connect the existing water main located at the south end of SE Primrose Drive and extend it through the single-family detached area. The water main for the townhome area will be extended by boring under S Ankeny Boulevard to connect to 8-inch water installed with Willow Run West.

City staff is working with the Developer on a development agreement for the proposed solution to alleviate some of the existing storm water within the development to the north of the proposed final plat area. Currently the Springwood Terrace area storm sewer drains east between two lots then flows over land to eventually reach the channel leading to Carney Marsh. During the public hearing on the rezoning for this project, several homeowners stated that the water backs up onto their property. The improvements shown in the construction plans for this project include extending storm sewer further south along SE Primrose Drive then south east between two lots before opening up into the delineated wetland area generally contained within Outlot X. The improvements proposed should provide some relief for stormwater backup that currently occurs in Springwood Terrace. A development agreement regarding the storm sewer project, which will exceed the typical work required of the developer, is proposed. The contractor's bid price of the project is \$30,525.00. The agreement will include terms under which the city would contribute \$30,525 to the project for that additional work.

The subject site generally drains east towards Carney Marsh. Stormwater will flow to Outlot X detained under private ownership.

The developer has proposed to provide payment in lieu of park site dedication.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Willow Run Plat 1 – Final Plat
NAME OF OWNER: Jordan, Origer, Brown, Nello Medici Life Estate, Medici, Schmitt
NAME OF DEVELOPER: PAR, Partners, LLC

GENERAL INFORMATION:

PLAT LOCATION: Recent annexation area east of S Ankeny Boulevard.
SIZE OF PLAT: 25.7-acres
ZONING: Willow Run PUD

LOTS:

NUMBER: 11 single-family lots, 28 single-family townhome lots and 1 clubhouse lot
SIZE/DENSITY: 1.52 units per acre
USE: Single-family and single-family attached
BUILDING LINES: 30' front, 20' rear, and 10' building separation

PARK SITE DEDICATION:

The developer will make payment in lieu of park site dedication.
NEAREST DEVELOPED PARK LOCATION: Springwood Park

ADJACENT LANDS:

NORTH: Springwood Terrace Plats 1-3
SOUTH: Low Density Residential (County)
EAST: Carney Marsh
WEST: Low Density Residential

STREET DEVELOPMENT:

NAME: SE Primrose Drive
LENGTH: 237'
CLASSIFICATION: Cul-de-sac
R.O.W. (REQ'D. /PROV.) 60'/60'
PAVEMENT WIDTH: 27' B/B

PROJECTED TRAFFIC FLOW FROM AREA: 39 units X 9.57 vehicles per day = 373 VPD
NEAREST ARTERIAL: S Ankeny Boulevard

WASTE WATER:

PROJECTED FLOWS: 39 units x 3 persons/unit x 300 gallons/day/person = 35,100 GPD
TREATMENT PLANT CAPACITY: Design 134 MGD; current daily average 132 MGD
NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: Southern Interceptor

STORM WATER:

BASIN FLOWS: This plat lies in the Carney Marsh Drainage Area.

WATER SYSTEM:

PROJECTED USAGE: 39 units x 3 persons/house x 100 gallons/day/person = 11,700 GPD
SUPPLY CAPACITY: 12.38 MGD; Current daily avg. 5 MGD.

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved by staff.