

1 inch = 300 feet

Date: 9/7/2017

**Bill Kimberley Plat 1**





*bringing it all together*

*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 5<sup>th</sup> 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 5<sup>th</sup> 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

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**GENERAL INFORMATION:**

**PLAT LOCATION:** West of NW Irvinedale Drive, north of NW 5<sup>th</sup>  
**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 5<sup>th</sup> 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.



September 8, 2017

Honorable Mayor and City Council  
Plan and Zoning Commission  
City of Ankeny  
410 West 1st Street  
Ankeny, Iowa 50023

RECEIVED

SEP 8 2017

CITY OF ANKENY

RE: FINAL PLAT  
BILL KIMBERLEY PLAT 1  
REPLAT OF CASEY PARK PLAT 1 AND  
EXCEPT PARCEL L NE ¼, SE ¼ OF SEC. 16, T80N, R24W  
ANKENY, IOWA  
S&A Project No. 117.0729.01

Dear Honorable Mayor, City Council and Plan and Zoning Commission:

On behalf of Bill Kimberley, Kimberley Development Copr., as owner and developer, please find accompanying the revised Final Plat and associated information for the above referenced project. These documents have been prepared in accordance with the City of Ankeny's standards and specifications and we respectfully request the City's review and approval. The construction documents illustrate development for One (1) residential lot on approximately 2.87 acres.

As requested, we have addressed all items of the Tech Review through plan modification and discussions with Staff.

Please find accompanying the following items:

- Response Letter indicating how each comment was addressed,
- 6 folded copies of the Final Plat, and
- Required material to complete the Easement Vacation process.

We are anticipating this project being placed on the September 19, 2017 Plan and Zoning Commission agenda in route to a future City Council agenda. If there are additional questions or comments on this project, please contact me at your convenience. Thank you.

Sincerely,

SNYDER AND ASSOCIATES, INC.

Brent K. Culp

Enclosures

cc: Bill Kimberley, Kimberley Development Corp.  
File



BILL KIMBERLEY PLAT 1  
FINAL PLAT

NW IRVINEDALE DRIVE

Lot 1  
125,166 SF  
2.87 AC

PLAT DESCRIPTION

LOT 1, CASEY PARK PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA AND PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00° 08' 03" WEST ALONG SAID EAST LINE OF NW 1/4 SEC. 16, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

OWNER/DEVELOPER

WILLIAM B. KIMBERLEY  
KIMBERLEY DEVELOPMENT CORP.  
2785 N. ANKENY BLVD.  
ANKENY, IA 50021  
515-963-8335

NOTES

1. THE FLOOD ZONE DESIGNATION FOR THE SUBJECT PROPERTY IS ZONE "A", BEING AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED AND ZONE "C", BEING AREAS OF MINIMAL FLOODING, AS DESIGNATED IN THE FLOOD INSURANCE RATE MAP FOR POLK COUNTY, IOWA, PANEL NUMBER 1902260003C, EFFECTIVE ON 12/06/1999.

ZONING

R-3A - PLANNED MULTIPLE-FAMILY RESIDENCE DISTRICT

BULK REGULATIONS

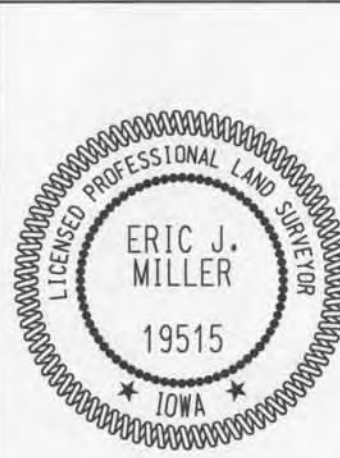
MINIMUM LOT AREA = NONE REQUIRED  
MINIMUM LOT WIDTH = NONE REQUIRED  
FRONT YARD SETBACK = NONE REQUIRED  
REAR YARD SETBACK = NONE REQUIRED  
SIDE YARD SETBACK = NONE REQUIRED

SECTION AREAS

PT. NW 1/4 SE 1/4 SEC. 16-80-24 = 2.87 AC.

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Orange Plastic Cap #19515 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	■	□
Control Point	●	○
Bench Mark	●	○
Platted Distance	—	—
Measured Bearing & Distance	—	—
Recorded As	—	—
Deed Distance	—	—
Calculated Distance	—	—
Minimum Protection Elevation	—	—
Centerline	—	—
Section Line	—	—
1/4 Section Line	—	—
1/4 1/4 Section Line	—	—
Easement Line	—	—



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Iowa.

Eric J. Miller, PLS Date \_\_\_\_\_  
License Number 19515  
My License Renewal Date is December 31, 2018  
Pages or sheets covered by this seal: \_\_\_\_\_  
Sheet 1 of 1

BILL KIMBERLEY PLAT 1  
FINAL PLAT



Project No: 1170729

Sheet 1 of 1

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD.  
ANKENY, IOWA 50023  
515-964-2020 | www.snyder-associates.com

ANKENY, IOWA

FINAL PLAT

REVISION	DATE	BY
1	09/08/17	SDB

Project No: 1170729  
Sheet 1 of 1