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*Plan and Zoning Commission
Staff Report*

Meeting Date: September 5, 2017

Agenda Item: The Grove Plat 4 – Final Plat
Date: August 29, 2017 *ESC*
Prepared By: Deb Gervais, AICP
Associate Planner

Staff Recommendation

That the Plan and Zoning Commission recommend City Council approval of The Grove Plat 4 – Final Plat and recommend City Council approval of cost participation estimated at \$12,484.50 for sidewalk oversizing along NW 13th Street.

Project Summary

The Grove Plat 4 – Final Plat is 20.39-acres of land located west of NW Abbie Drive and south of a future NW 18th Street extension. Grove Development, LLC is requesting approval. The Land Use Classification for this area, as identified in the *2010 Ankeny Comprehensive Plan*, is Low Density Residential. The existing R-3 zoning, restricted to single-family, is consistent with the Land Use Plan. This plat is consistent with The Grove Revised Preliminary Plat approved by City Council May 2, 2016.

This phase of the development consists of 40 single-family lots and an Outlot for stormwater detention.

North/south street development with Plat 4 will include NW Spruce Drive and NW Cypress Avenue. East/west streets will include NW 13th Street.

Eight-inch water mains will extend generally along the north and east sides of all public streets within the development.

A ten-inch sanitary sewer main will extend west along NW 13th Street. Additional eight-inch sewer lines are proposed to provide service to the remainder of the development.

The subject site generally drains west towards Saylorville Reservoir. Stormwater from the development will drain to Outlot Z where it will be detained under private ownership.

NW 13th Street will have trail along the south side. The City currently reimburses \$10.50 per lineal-foot for the additional sidewalk width needed for trails. This project includes 1,189 LF of additional trail along NW 13th Street for a total cost-sharing estimate of \$12,484.50 for sidewalk upsizing.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: The Grove Plat 4 Final Plat
NAME OF OWNER: Grove Development, LLC
NAME OF DEVELOPER: Grove Development, LLC

GENERAL INFORMATION:

PLAT LOCATION: West of plats 1-3 and south of future NW 18th Street extension.
SIZE OF PLAT: 20.39
ZONING: R-3 residential development restricted to single-family detached dwellings

LOTS:

NUMBER: 40 single-family lots
SIZE/DENSITY: 1.96 units per acre
USE: Single-family
BUILDING LINES: 30' front, 35' rear, and 15' total side

PARK SITE DEDICATION:

It is expected that the developer will provide payment in lieu of land dedication.
NEAREST DEVELOPED PARK LOCATION: Watercrest/Cherry Glen

ADJACENT LANDS:

NORTH: The Grove Plat 3
SOUTH: Kidman Estates Plat 2
EAST: The Grove Plat 2
WEST: Vacant Ground

STREET DEVELOPMENT:

NAME: NW 13th Street
LENGTH: 1,150 feet
CLASSIFICATION: Minor Collector
R.O.W. (REQ'D. /PROV.) 70'/70'
PAVEMENT WIDTH: 31'

NAME: NW Spruce Drive
LENGTH: 280 feet
CLASSIFICATION: Normal Looping
R.O.W. (REQ'D. /PROV.) 60'/60'
PAVEMENT WIDTH: 27'

NAME: NW Cypress Ave
LENGTH: 265 feet
CLASSIFICATION: Normal Cul-de-sac
R.O.W. (REQ'D. /PROV.) 60'/60'
PAVEMENT WIDTH: 27'

PROJECTED TRAFFIC FLOW FROM AREA: 40 units X 9.57 vehicles per day = 383 VPD
NEAREST ARTERIAL: Future NW 18th Street

WASTE WATER:

PROJECTED FLOWS: 40 units x 3 persons/unit x 300 gallons/day/person = 36,000 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 Saylorville Reservoir Drainage Area.

WATER SYSTEM:

PROJECTED USAGE: 40 units x 3 persons/house x 100 gallons/day/person = 12,000 GPD

SUPPLY CAPACITY: 12.38 MGD; Current daily avg. 5 MGD.

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved by staff.