



*Plan and Zoning Commission
Staff Report*

Meeting Date: November 21, 2017

Agenda Item: Kidman Estates Plat 4 Final Plat

Report Date: November 15, 2017

Prepared by: Deb Gervais, AICP *ETC*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of Kidman Estates Plat 4 Final Plat.

Project Summary:

The Kidman Estates, LLC proposal for Kidman Estates Plat 4 Final Plat is for approximately 9.60-acres of land located north of NW 8th Street and the Cherry Glen Estates Development, east of NW Polk City Drive. The development is zoned R-1, Single-Family Residence District, and consists of 23 single-family lots and 2 street lots. The City Council approved the Kidman Estates Preliminary Plat in February 2014. The final plat proposed is in conformance with the approved preliminary plat.

Project Report:

This development proposes street connections and extensions of NW 10th Street and NW Mils Drive.

Eight-inch water mains will be extended and installed generally along the north and east sides of the streets within the development.

Eight-inch sanitary sewer mains will be extended throughout the development and generally installed in the center of the streets.

Storm water in this plat generally flows from east to west with discharge points at the northwest and southwest corners. The storm water ultimately makes its way to Saylorville Lake.

The developer is proposing to provide cash in lieu of land dedication for the parksite dedication requirements of the development.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Kidman Estates Plat 4 Final Plat

NAME OF OWNER/ DEVELOPER: Kidman Estates, LLC

GENERAL INFORMATION:

PLAT LOCATION: North of NW 8th Street/NW 98th Avenue (County) and the Cherry Glen Estates development, east of NW Polk City Drive
SIZE OF PLAT: 9.60-acres
ZONING: R-1

LOTS:

NUMBER: 23 single-family lots
SIZE/DENSITY: 2.39 units/acre
USE: Single-family
BUILDING LINES: 35' front and 35' rear yard setbacks

PARK SITE:

PARK LAND DEDICATION: The developer is proposing to provide cash in lieu of land dedication for the parksite dedication requirements of the development.
NEAREST DEVELOPED PARK LOCATION: Watercrest Park

ADJACENT LANDS:

NORTH: Kidman Estates Plat 2
SOUTH: Cherry Glen Estates Plat 3
EAST: The Grove Plat 2
WEST: Kidman Estates Plat 3

STREET DEVELOPMENT: NONE

NAME: NW 10th Street
LENGTH: 500'
CLASSIFICATION: Normal Looping
R.O.W. (REQ'D/PROV.): 60'/60'
PAVEMENT WIDTH: 27'

NAME: NW Mils Drive
LENGTH: 165'
CLASSIFICATION: Normal Looping
R.O.W. (REQ'D/PROV.): 60'/60'
PAVEMENT WIDTH: 27'

NAME: NW Mils Court
LENGTH: 410'
CLASSIFICATION: Normal Cul-de-sac
R.O.W. (REQ'D/PROV.): 60'/60'
PAVEMENT WIDTH: 27'

PROJECTED TRAFFIC FLOW FROM AREA: 23 lots x 9.57 trips/unit/day = 220 VPD
NEAREST ARTERIAL: NW Polk City Drive

WASTE WATER:

PROJECTED FLOWS: 23 lots x 3 persons/unit x 300 gallons/day/person = 20,700 GPD

WRA CAPACITY: Design 200 MGD; current daily avg. 132 MGD.

NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: 15" interceptor along the north side of Cherry Glen Estates and Watercrest.

STORM WATER:

BASIN FLOWS: This plat lies in the Saylorville Lake Basin.

WATER SYSTEM:

PROJECTED USAGE: 23 lots x 3 persons/house x 100 gallons/day/person = 6,900 GPD

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

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved