



*Plan and Zoning Commission
Staff Report*

Meeting Date: October 17, 2017

Agenda Item: Brinmore Estates Plat 2 Final Plat
Report Date: October 11, 2017
Prepared by: Eric Carstens, AICP
Planning Administrator

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of Brinmore Estates Plat 2 Final Plat.

Project Summary:

Classic Development, LLC has proposed an 18.80 acre plat located between Brinmore Estates Plat 1 and Villas at Brinmore Estates. The plat includes 59 single-family lots and an outlot, which will be privately owned and allow access to the privately owned storm water detention basin to the south. The proposed plat is consistent with the preliminary plat approved by City Council March 21, 2016.

Project Report:

- Streets:** Brinmore Estates Plat 2 provides for the extension and connection of existing streets from the south, east and west. These streets are NW 41st Street, NW 43rd Street, NW 44th Street and NW Westwood Street. NW 43rd Street is a collector street and the remaining streets are normal residential.
- Water:** A ten-inch water main currently exists within the northern portion of the NW 43rd Street right-of-way. Eight-inch water main will be extended within the right-of-way of the other streets, connecting with existing main in adjacent plats.
- Sewer:** An eight-inch sanitary sewer main currently exists within the NW 43rd Street right-of-way. Eight-inch sanitary sewer will be extended within the NW 44th Street and NW Westwood Street rights-of-way.
- Drainage:** The plat generally drains south towards the privately owned outlet, located just to the southwest of the plat boundary, which will provide storm water detention.
- Parkland:** The developer is proposing to provide required parksite dedication through payment in lieu of dedication. Payment and a parksite dedication agreement will be due before the final plat goes to Council.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Brinmore Estates Plat 2
NAME OF OWNER: Classic Development, LLC
NAME OF DEVELOPER: Classic Development, LLC

GENERAL INFORMATION:

PLAT LOCATION: East of Villas at Brinmore Estates and west of Brinmore Estates Plat 1
SIZE OF PLAT: 18.80 acres
ZONING: R-2, One-Family and Two-Family Residence District

LOTS:

NUMBER: 59 single-family lots
SIZE/DENSITY: 3.14 units per acre
USE: Single Family
BUILDING LINES: 30' front and 35' rear yard setbacks

PARK SITE DEDICATION:

The developer has indicated they would like to provide required parksite dedication through payment in lieu of land dedication.

ADJACENT LANDS:

NORTH: Un-platted land
SOUTH: Rock Creek North
EAST: Brinmore Estates Plat 1
WEST: Villas at Brinmore Estates

STREET DEVELOPMENT:

NAME: NW 43rd Street
LENGTH: 673.00'
CLASSIFICATION: Minor Collector
R.O.W. (REQ'D/PROV.): 70'/70'
PAVEMENT WIDTH: 31 feet

NAME: NW 44th Street
LENGTH: 918.00'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D/PROV.): 60'/60'
PAVEMENT WIDTH: 29 feet

NAME: NW Westwood Street
LENGTH: 1,248.03'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D/PROV.): 60'/60'
PAVEMENT WIDTH: 29 feet

NAME: NW 41st Street
LENGTH: 99.20'
CLASSIFICATION: Normal Looping
R.O.W. (REQ'D/PROV.): 60'/60'
PAVEMENT WIDTH: 27 feet

WASTE WATER:

PROJECTED FLOWS: 59 units X 3 persons X 300 gal. per day/pers.= 53,100 GPD

TREATMENT PLANT CAPACITY: Design: 12.1 MGD; current daily avg. 6.41 MGD.

NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: Northern Interceptor Trunk Sewer

STORM WATER:

BASIN FLOWS: This plat lies in the Rock Creek Drainage Area.

WATER SYSTEM

PROJECTED USAGE: 59 units x 3 persons/house x 100 gallons/day/pers.= 17,700 GPD

SUPPLY CAPACITY: 13.72 MGD; current daily average 3.9 MGD

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved by staff.