



*Plan and Zoning Commission
Staff Report*

Meeting Date: December 5, 2017

Agenda Item: Briarwood Plat 22 – Final Plat

Report Date: November 30, 2017

Prepared by: Deb Gervais, AICP

Associate Planner

ESL

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of Briarwood Plat 22 Final Plat.

Summary:

Briarwood Plat 22 Final Plat is located south of Fareway, north of NE 28th Street, west of Briarwood Plat 8, and east of N. Ankeny Boulevard. The proposed property is proposed to be divided into two separate lots. Lot 1 is anticipated to be sold for the development of the Rainbow Childcare Center at 3055 North Ankeny Boulevard, while Outlot Z is anticipated to develop at a later time. The property is zoned C-2, General Retail, Highway Oriented and Central Business Commercial District.

Project Report:

- Streets:** The plat will not include the development of any new streets. The plat creates an ingress/egress easement along the south and west property lines of Lot 1 that lines up with the existing easement of Briarwood Plat 21 to the south.
- Water:** A 12" water main currently exists along the west property line that was extended north to service Fareway. The existing main will provide service for future developments on this lot.
- Sewer:** An 8" sanitary sewer line currently exists at the south property boundary. An 8" sanitary sewer line will be constructed north through Lot 1 and extended into Outlot Z. Ultimately this sewer flows into a 24" sewer main that extends south through Briarwood Golf Course.
- Drainage:** The storm water will drain southeast and be conveyed through Briarwood Golf Course before reaching Four Mile Creek. Storm water detention was required as part of the Rainbow Daycare site plan and is required when the sites are developed.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: BRIARWOOD PLAT 22

NAME OF CURRENT OWNER/DEVELOPER: WILLIAM B KIMBERLEY

GENERAL INFORMATION:

PLAT LOCATION: South of Fareway, north of NE 28th Street, west of Briarwood Plat 8, east of N. Ankeny Boulevard.

SIZE OF PLAT: 4.35-acres

ZONING: C-2, General Retail, Highway Oriented and Central Business Commercial District

LOTS:

NUMBER: 2

SIZE/DENSITY: Lot 1: 1.38-acres, Outlot Z: 2.97-acres

USE: Commercial

BUILDING LINES: front: 35' rear: 40'

PARK SITE DEDICATION: Not required

ADJACENT LANDS:

NORTH: Fareway

SOUTH: NE 28th Street

EAST: Briarwood Plat 8

WEST: N. Ankeny Boulevard

STREET DEVELOPMENT:

None

WASTE WATER:

PROJECTED FLOWS: 4.35 acres of developable land X 1000 gal. per day/acre of developable land= 4,350 GPD Est.

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

NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: 24"trunk main through Briarwood Golf Course.

STORM WATER:

BASIN FLOWS: This plat lies in the Northeastern Drainage Area.

WATER SYSTEM:

PROJECTED USAGE: 4.35 acres of developable land X 1000 gal. per day/acre of developable land= 4,350 GPD Est.

SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 3.90 MGD.

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: Staff recommends approval.