
Agenda Item: Ankeny Hummel's Nissan Plat 1 – Final Plat
Report Date: December 14, 2017 *ESC*
Prepared by: Deb Gervais,
Associate Planner

Staff Recommendation

That the Plan and Zoning Commission recommend City Council approve Ankeny Hummel's Nissan Plat 1 Final Plat.

Project Summary

Ankeny Hummel's Nissan Plat 1 is a proposed subdivision east of the interstate, south of SE Oralabor Road, and south of the existing Bob Brown site. This is a re-plat of Lot 5 and part of Lot 6, Metro North. The proposal is to create Outlot Z, a 1.0-acre, outlot for future development of the Bob Brown site. Then shift the dividing property line south to create Lot 1, 3.86-acres, and Lot 2 6.0-acres.

Associated with this plat is the realignment of a 20' Public Utility and Drainage Easement, which will be centered on the dividing property line between the newly created lots. The plat is zoned M-1 Light Industrial District.

Project Report:

Streets: This project does not include any street improvements.

Water: This project does not include any water improvements. A 16" water main exists on the west side of SE Convenience Boulevard, and an 8" water main serves the Bob Brown site to the north.

Sewer: This project does not include any sanitary sewer improvements. A 15" sanitary sewer main exists on the east side of SE Convenience Boulevard.

Drainage: This project does not include any public storm sewer improvements.

Parks: No parksite dedication is required for this project as it is all proposed to be commercial development in an M-1 zoning district.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Ankeny Hummel's Nissan Plat 1

NAME OF OWNER / DEVELOPER: Denny Elwell Family, LC

GENERAL INFORMATION:

PLAT LOCATION: South of the existing Bob Brown site at 1405 SE Oralabor Road.
SIZE OF PLAT: 10.87 acres
ZONING: M-1 Light Industrial District

LOTS:

NUMBER: 2 lots and Outlot Z
SIZE/DENSITY: Lot 1 – 3.86 acres; Lot 2 – 6.00 acres; Outlot Z – 1.0 acres
USE: Commercial
BUILDING LINES: Front yard 150' setback from SE Convenience Boulevard, rear yard 50' from I-35 Exit Ramp right-of-way, and side yard setback 0'.

PARK SITE:

DEDICATION: No parkland dedication is required.

ADJACENT LANDS:

NORTH: Bob Brown – 1405 SE Oralabor Road
SOUTH: Vacant M-1 lot – Lot 4, Metro North
EAST: Lot C, Metro North regional detention pond and
Penta Partners, LLC - 3001 SE Convenience Boulevard
WEST: I-35

STREET DEVELOPMENT:

PROJECTED TRAFFIC FLOW FROM AREA:
Commercial uses – traffic flow will be determined for site plan approval.
NEAREST ARTERIAL: SE Oralabor Road

WASTE WATER:

PROJECTED FLOWS: 10.87 acres of developable land X 1000 gallons /day/acre = 10,870 GPD
WRA CAPACITY: 200 MGD; current daily avg. 132 MGD
NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: 30" North Four Mile Trunk Sewer

STORM WATER:

BASIN FLOWS: This plat lies in the Four Mile Creek Northeast Sub Basin

WATER SYSTEM:

USAGE: 10.87 acres of developable land X 1000 gallons /day/acre = 10,870 GPD
SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 3.9 MGD

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved.