

Agenda Item: Deer Creek South Plat 2 Final Plat
Report Date: January 11, 2018
Prepared by: Ruth Hulstrom
Planner I

EJC

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the Deer Creek South Plat 2 Final Plat and recommend City Council authorization of cost participation for an 8-foot wide sidewalk along NE Four Mile Drive.

Project Summary:

The proposed Deer Creek South Plat 2 final plat is 13.33 acres and consists of 2 lots, one multi-family residential and one commercial lot. This is a replatting of Outlot Y, Deer Creek South Plat 1. The plat is located north of E 1st Street and west of NE Four Mile Drive. A site plan will need to be submitted and reviewed before development of lots 1 and 2.

Project Report:

- Streets:** The general layout has a single east-west residential street taking access from NE Four Mile Drive at the northeast edge of the property. This street is NE 3rd Street and it extends west from NE Four Mile Drive to the west property boundary.
- Water:** An eight-inch water main will be extended along the south side of NE 3rd Street in the right-of-way.
- Sewer:** An eight-inch sanitary sewer main will be extended along NE 3rd Street with a stub located at the shared lot line of the two lots.
- Drainage:** Generally storm water in this plat will flow south to the NE 1st Street right-of-way and then west to Four Mile Creek. Both lots will be required to provide local detention with the site plan submittal.
- Parkland:** The developer is proposing to provide some of the required park site dedication to the City through the transfer of park land in a future plat. The remaining amount will be payment in lieu of dedication. A parksite dedication agreement will be required for this arrangement.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT:

Deer Creek South Plat 2

NAME OF OWNER/Developer:

Deer Creek Estates LLC

GENERAL INFORMATION:

PLAT LOCATION: North of E. 1st Street west of NE Four Mile Drive

SIZE OF PLAT: 13.3 acres

ZONING: Deer Creek PUD

LOTS:

NUMBER: 2 lots, 1 outlot, 1 street lot

SIZE/DENSITY: Lot 1:5.54 acres Lot 2:6.46 acres

USE: MDR (Lot 1) & MU (Lot 2)

BUILDING LINES:

For Lot 1:

Front:

- 30 feet from internal public street ROW
- 25 feet from back of curb, private street (garage front)
- 10 feet from back of curb, private street (non-garage front)

Rear: 30 feet (decks may extend 12 feet into rear yard setback)

Side: None (12 foot minimum building separation)

For Lot 2:

Front:

- 45 feet from NE Four Mile Drive
- 30 feet from internal public street ROW

Rear: 30 feet

PARK SITE DEDICATION: The developer is proposing to provide some of the required park site dedication to the City through the transfer of park land in a future plat. The remaining amount will be payment in lieu of dedication. A parksite dedication agreement will be required for this arrangement.

ADJACENT LANDS:

NORTH: Deer Creek South Plat 1

SOUTH: Undeveloped land located in the County

EAST: Future Deer Creek South Development

WEST: R-1 property located within City limits

STREET DEVELOPMENT:

NAME: NE 3rd Street
LENGTH: Approximately 650'
CLASSIFICATION: minor street (normal residential)
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 29'

WASTE WATER:

PROJECTED FLOWS: 13.3 acres X 3,000 gal/day/acre = 39,900 GPD Est.
WRA CAPACITY: Design 200 MGD; current daily avg. 132 MGD.
NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: Deer Creek Trunk Sewer Phase 4

STORM WATER:

BASIN FLOWS: This plat lies in the Deer Creek Development Basin.

WATER SYSTEM

PROJECTED USAGE: 13.3 acres x 1000 gallons/day/acre= 13,300 GPD
SUPPLY CAPACITY: 12.38 MGD; Current daily avg 5 MGD.

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved by staff.