



*Plan and Zoning Commission
Staff Report*

Meeting Date: February 20, 2018

Agenda Item: Trestle Ridge Estates Plat 2 Final Plat
Report Date: February 14, 2018
Prepared By: Deb Gervais, AICP
Associate Planner

ETC

Staff Recommendation:

That the Plan and Zoning Commission recommend approval of Trestle Ridge Estates Plat 2 Final Plat.

Project Summary:

Trestle Ridge Estates Plat 2 is a proposed 23.98-acre development located north of NW 18th Street and the High Trestle Trail and west of NW Irvinedale Drive and Plat 1. The plat contains 53 single family lots zoned R-3, Multiple Family Residence District restricted to single family residential.

Project Report:

The general layout of the site extends NW Reinhart Drive east to west across the plat and NW 25th Street runs parallel then loops north to intersect NW Reinhart Drive. Other north/south street development includes NW Boulder Point Place and NW Rockcrest Court.

A 10-inch water main will be installed along NW Reinhart Dr. Eight-inch water main will be extended throughout the remainder of the proposed development. A 24-inch water main is being extended north along NW Irvinedale Drive from a proposed booster station located south of the High Trestle Trail and east of NW Irvinedale Drive with Plat 1.

Eight-inch sanitary sewer will be extended throughout the development. A 24-inch sanitary sewer will be installed as part of the Plat 1 improvements along the west plat boundary extending north from the Rock Creek trunk sewer located south of the High Trestle Trail.

Stormwater for this development will be detained in a detention pond in Outlot Z, which will be publicly owned and maintained.

Parksite dedication of Outlot Z will provide the required park for the area covered by the preliminary plat. The total park area is 6.28-acres, which includes the 0.74-acre detention pond. The acreage of the pond area was counted at a rate of 25%, instead of 100%, towards the dedication requirements. The pond was also required to meet certain design criteria, in order for the Parks Department to agree to take ownership.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Trestle Ridge Estates Plat 2

NAME OF OWNER/ DEVELOPER: Diamond Development, LLC

GENERAL INFORMATION:

PLAT LOCATION: North of NW 18th Street and the High Trestle Trail, west of
NW Irvinedale Drive and Plat 1

SIZE OF PLAT: 23.98-acres

ZONING: R-3 restricted to single family residential

LOTS:

NUMBER: 53 single-family lots

SIZE/DENSITY: 2.21 units per acre

USE: Residential

BUILDING LINES: 30' front yard setback; 35' rear yard setback; 17' (>1 story-8' minimum);
15' (1 story-7' minimum)

PARK SITE DEDICATION:

A 6.28-acre park will be deeded to the City with this final plat. This dedication will satisfy the parksite requirement for the entire Trestle Ridge Estates Development. The parksite is also adjacent to the High Trestle Trail, which runs along the south edge of this development.

ADJACENT LANDS:

NORTH: Future Trestle Ridge Estates Plats

SOUTH: High Trestle Trail and R-1 zoned property

EAST: Trestle Ridge Estates Plat 2

WEST: R-1 zoned property

STREET DEVELOPMENT:

NAME: NW Reinhart Drive

LENGTH: 1,248.32'

CLASSIFICATION: Minor Collector

R.O.W. (REQ'D./PROV.): 70'/70'

PAVEMENT WIDTH: 31'

NAME: NW 25th Street

LENGTH: 963.64'

CLASSIFICATION: Normal Residential

R.O.W. (REQ'D./PROV.): 60'/60'

PAVEMENT WIDTH: 29'

NAME: NW Boulder Point Place
LENGTH: 175'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 29'

NAME: NW Rockcrest Court
LENGTH: 235'
CLASSIFICATION: Normal Cul-de-sac
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

WASTE WATER:

PROJECTED FLOWS: 53 units X 3 person. per house X 300 gal. per day/pers.= 47,700 GPD
WRA CAPACITY: 200 MGD; current daily avg. 132 MGD
NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: 24" Trunk Sewer being extended along the west plat boundary.

STORM WATER:

BASIN FLOWS: This plat lies in the Rock Creek Drainage Basin

WATER SYSTEM:

USAGE: 53 units X 3 persons/house X 100 gal. per day/person = 15,900 GPD
SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 3.9 MGD.

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved.