



*Plan and Zoning Commission
Staff Report*

Meeting Date: November 7, 2017

Agenda Item: The Crossings at Deer Creek Plat 2 Final Plat
Report Date: November 1, 2017
Prepared by: Deb Gervais, AICP
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of The Crossings at Deer Creek Plat 2 final plat.

Project Summary:

The proposed Crossings at Deer Creek Plat 2 is 12.58 acres and consists of 23 single-family lots with associated public streets and utilities zoned Deer Creek PUD. The plat is located west of The Crossings at Deer Creek Plat 1, north of E. 1st Street, and east of Deer Creek Estates Plat 9.

Project Report:

- Streets:** The general layout continues the extension of NE 8th Street, which is the primary east west street within the proposed development. NE Meadow Crossing will extend a stub to provide access to property to the south.
- Water:** Eight-inch water will be extended throughout the development, generally on the north and east sides of the proposed streets.
- Sewer:** Eight-inch sanitary sewer will be extended throughout the development.
- Drainage:** Generally, storm water in this plat will flow west to a detention basin provided on Outlot Y before continuing on to Deer Creek.
- Parkland:** The developer is proposing to provide some of the required park site dedication to the City through the transfer of parkland 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: The Crossings at Deer Creek Plat 2
NAME OF OWNER/DEVELOPER: Deer Creek Estates LLC

GENERAL INFORMATION:

PLAT LOCATION: North of Deer Creek South Plat 1 and East First Street, East of Deer Creek
Estates Plat 9

SIZE OF PLAT: 12.58 acres

ZONING: Deer Creek PUD

LOTS:

NUMBER: 23 lots, 1 outlot, 1 street lot

SIZE/DENSITY: 1.83 units/acre

USE: Single-Family

BUILDING LINES: Vary-building lines per the PUD.

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. The Crossings at Deer Creek requires 5% of the land area to be dedicated.

ADJACENT LANDS:

NORTH: Future Deer Creek Development

SOUTH: R-1 property located within City limits

EAST: The Crossings at Deer Creek Plat 1

WEST: Undeveloped land

STREET DEVELOPMENT:

NAME: NE 8th Street

LENGTH: Approximately 887 feet

CLASSIFICATION: Normal Residential

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

PAVEMENT WIDTH: 27'

NAME: NE Meadow Court

LENGTH: Approximately 165 feet

CLASSIFICATION: Normal Residential

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

PAVEMENT WIDTH: 27'

WASTE WATER:

PROJECTED FLOWS: 23 units x 3 people/house x 300 gallons/day/person.= 20,700 GPD

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

STORM WATER:

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

WATER SYSTEM:

USAGE: 23 units x 3 people/house x 100 gallons/day/person = 6,900 GPD

SUPPLY CAPACITY: 12.38 MGD; Current daily avg. 5 MGD.

FINAL PLAT DRAWING: Staff recommends approval.

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