



*Plan and Zoning Commission
Staff Report*

Meeting Date: November 7, 2017

Agenda Item: Northpointe Village Center Plat 3 - Final Plat & Site Plan
Report Date: November 1, 2017 *ESC*
Prepared by: Deb Gervais, AICP
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of Northpointe Village Center Plat 3 final plat.

That the Plan and Zoning Commission approve the Northpointe Village Center Plat 3 site plan.

Project Summary:

The proposed Northpointe Village Center Plat 3 is 6.66 acres located north of NE Georgetown Boulevard, north of NE 18th Street and east of N Ankeny Boulevard. The final plat contains 72 attached townhome lots, and one commercial lot zoned C-2, General Retail and Highway Oriented Commercial District with conditions to include residential development.

The site plan is for the proposed residential portion of the plat. A site plan will be required for Lot 73 at the time of development. The townhome units proposed are 3-stories with a two-stall garage on the first floor. The current plan shows parking calculations with 162 stalls required and 163 provided. There are 19 visitor-parking stalls provided at a rate of one stall per every four units. Sidewalks are provided along the private drive frontage as well as along the interior private streets. The site complies with open space requirements as well as open space landscaping and pavement shading requirements. Headlight screening is shown in the northeast corner of the site.

Project Report:

Streets: The development consists of all private streets with access from a private drive north of NE Georgetown Boulevard.

Water: An eight-inch water main exists along the existing private drive and will be looped as it extends throughout the development generally on the north and east sides of the private streets.

Sewer: Eight-inch sanitary sewer will be extended north from an existing stub on the north side of NE Georgetown Boulevard. The sewer main will jog to the east property boundary to provide buildable area for Lot 73 and then throughout the development along the center of the private streets.

Drainage: The plat generally drains south to the west side of Lot 73 where it will be detained in a pond. The pond will outlet to the south where there is a 36-inch main draining to the south.

Parkland: The developer is proposing to provide required parksite dedication through payment in lieu of dedication. Payment will be due before the final plat goes to Council.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Northpointe Village Center Plat 3

NAME OF OWNER/Developer: Caliber Iowa LLC

GENERAL INFORMATION:

PLAT LOCATION: North of NE 18th Street, east of N Ankeny Boulevard with access from NE Georgetown Boulevard.

SIZE OF PLAT: 6.66- acres

ZONING: C-1 Neighborhood Retail Commercial District with restrictions

LOTS:

NUMBER: 72 residential townhome lots, 1 commercial lot, and 1 outlot

USE: Residential and commercial

BUILDING LINES: 30' front, 35' rear; 7' minimum 15' total side for one story; 8' minimum 17' total for greater than one story

PARK SITE DEDICATION: The developer has indicated they would like to provide required parksite dedication through payment in lieu of land dedication. Based on the density, a 10% land dedication, or equivalent cash-in-lieu payment is required.

ADJACENT LANDS:

NORTH: Northpointe Professional Park Plat 1

SOUTH: Northpointe Village Center Plat 1

EAST: The Village at Briarwood Park

WEST: Northpointe Village Center Plat 2

STREET DEVELOPMENT: No new public street development is proposed with this plat. Outlot X will include privately owned and maintained streets.

WASTE WATER:

PROJECTED FLOWS: 72 units X 3 persons X 300 gal. per day/pers.= 64,800 GPD Est.

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

NEAREST DOWNSTREAM INTERCEPTOR/ TRUNK LINE: 24-inch Northern Trunk Sewer that runs through Briarwood Golf Course

STORM WATER:

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

WATER SYSTEM

PROJECTED USAGE: 72 units x 3 persons/house x 100 gallons/day/pers.= 21,600 GPD

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

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: Staff recommends approval.