



*Plan and Zoning Commission
Staff Report*

Meeting Date: January 22, 2019

Agenda Item: Crosswinds Business Park - Neighborhood Plan #3

Report Date: January 15, 2019

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Associate Planner

ESC

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the Crosswinds Business Park Neighborhood Plan #3.

Project Summary:

Crosswinds Business Park is a 470-acre (+/-) planned unit development, generally located in the far southeastern portion of the existing Ankeny city limits—east of I-35 and south of SE Corporate Woods Dr. The PUD was rezoned from R-1, One-Family Residence District, in 2008 with the intent to be developed as office, retail, mixed use, flex space, light industrial, light manufacturing, or warehouse and distribution uses.

Crosswinds Business Park Neighborhood Plan #3 is comprised of one, 20.59-acre lot, which is located northwest of the intersection at SE Corporate Woods Dr and SE 72nd St. The proposed plan will include improvements to SE 72nd St, extension of water and sanitary sewer mains, and drainage to facilitate the development of a new terminal for Ruan Transportation.

Project Report:

Streets: The proposed plan does not include any addition of new streets; however, pavement of SE 72nd St will be extended approximately 500 feet to the west property boundary, and will maintain a 100-foot ROW. It is noted that the intersection of SE Corporate Woods Dr and SE 72nd St may be widened to better accommodate truck turning movements. Five-foot sidewalk will also be required along SE 72nd St to be installed with site plan improvements, where it will intersect with the existing 10-foot trail along SE Corporate Woods Dr.

Water: Existing 12-inch water main is located along the south/west side of SE Corporate Woods Dr. The applicant proposes to tie into the 12-inch main at the intersection of SE Corporate Woods Dr and SE 72nd St, and extend eight-inch water main west along the south side of SE 72nd St to the west property boundary.

- Sewer: Existing 12-inch sanitary sewer main is located along the north/east side of SE Corporate Woods Dr. The applicant proposes to tie into the 12-inch main near the intersection of SE Corporate Woods Dr and SE 72nd St, and extend eight-inch sanitary sewer west along the north side of SE 72nd St to the west property boundary. An alternative would be to tie into the eight-inch main along the waterway to the south of SE 72nd St, and extend west to the west property boundary.
- Drainage: Storm water from this development will generally flow from the south and west, to the east and north, with elevations within the neighborhood plan ranging from ~898 at the highest point in the southwest to ~870 in the north and east portions of the site. Ultimately, all storm water will outlet into Four Mile Creek. The proposed storm water controls are consistent with the green storm water infrastructure master plan for the Crosswinds Business Park PUD.
- Airport: The Ankeny Regional Airport is located north of the Crosswinds Business Park PUD. The land within this proposed neighborhood plan lies within portions of Airport Zones *A (Runway Protection Zone)* and *B (Runway Approach Surface)*, as shown in Exhibit C of the PUD. There are specific criteria for each of the zones to be considered and addressed by the applicant, and approved by the City of Ankeny on a site-by-site basis through the Neighborhood Plan and Site Plan processes. Each use will be considered with the corresponding Airport zones, and will be determined that it is a *compatible use (C)*, that *additional review is required (AR)*, or that the use is *not compatible (NC)*, as shown in Exhibit D of the PUD. All buildings and signs must comply with Ankeny Municipal Code Chapter 201, Ankeny Regional Airport Zoning; and are subject to the submittal of Federal Aviation Administration Form 7460-1 to determine that it will not obstruct the navigable airspace or adversely affect Federal Aviation Administration facilities (Ankeny Regional Airport).