



*Plan and Zoning Commission
Staff Report*

Meeting Date: January 22, 2019

Agenda Item: Crosswinds Business Park - Neighborhood Plan #4

Report Date: January 16, 2019

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Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the Crosswinds Business Park Neighborhood Plan #4, subject to staff acceptance of traffic study recommendations.

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. The first neighborhood plan was approved in 2012; and was superseded in 2014 by Neighborhood Plan #2, which added 36.5 acres (+/-) of land to the original 226-acre (+/-) Neighborhood Plan #1. An amendment to Neighborhood Plan #2, approved in 2015, added warehousing as an allowed use on certain parcels within the neighborhood plan.

Crosswinds Business Park Neighborhood Plan #4 is comprised of 262 acres (+/-), located east of I-35, north of SE 90th St, west of SE Four Mile Dr, and south of SE 72nd St. The proposed plan consists of creating five buildable lots with individual storm water detention; as well as extending SE 77th St, rerouting a portion of SE Crosswinds Dr and the Gay Lea Wilson Trail, and associated improvements. The land area of Neighborhood Plan #4 supersedes Neighborhood Plan #2 by adding two lots along I-35, and removing the northern portion included in previous neighborhood plans.

Project Report:

Streets: The applicant is proposing to realign the intersection of SE Crosswinds Dr and SE 77th St approximately 1000 feet west of its current location. Instead of the previously planned four-way intersection, SE 77th St will terminate at a new portion of SE Crosswinds Dr creating a T-intersection. The pavement and ROW at the existing intersection will be removed and vacated.

SE Crosswinds Dr is proposed to be extended north from an intersection with SE 90th St, with a temporary turnaround at the northern limit of Lot 1. The applicant has included two alternatives for the SE Crosswinds Dr alignment, which are contingent upon the development of Lot 3. Based on the development of Lot 3, SE Crosswinds Dr will then be connected from the temporary turnaround to the existing portion of SE Crosswinds Dr to the north via several alternatives.

- Proposed turn lanes with this development include a center left turn lane on SE 90th St approaching the intersection with SE Crosswinds Dr; a right turn lane on SE Four Mile Dr approaching the intersection with SE 77th St; and a right turn lane on SE Corporate Woods Dr approaching the intersection with SE Four Mile Dr. Five-foot sidewalks are shown on the east and west sides of SE Crosswinds Dr, and the north and south sides of SE 77th St.
- Trail: The existing Gay Lea Wilson Trail currently follows SE Crosswinds Dr south to the pre-planned intersection of SE Crosswinds Dr and SE 77th St. This proposed neighborhood plan shows the existing 10'-wide portion of the Gay Lea Wilson Trail along SE Crosswinds Dr being realigned to the north and east boundaries of Lot 3, thence connecting with the existing portion of the trail at the intersection of SE 77th St and SE Four Mile Dr.
- Water: There currently exists 12" water main along the south side of SE Corporate Woods Dr, and the east side of SE Four Mile Dr. These extend 8" water main into the area along SE Crosswinds Dr and SE 77th St. An extension of the existing 8" water main is proposed along the east side of the realigned portion of SE Crosswinds Dr, continuing south through the intersection at SE 77th St to SE 90th St. From there, it will be tied into a 12" water main along the north side of SE 90th St. The existing 8" water main along the north side of SE 77th St will also be continued west to the relocated intersection of SE 77th St and SE Crosswinds Dr.
- Sewer: 15" sanitary sewer mains exists along SE Four Mile Dr, which extends 8" sanitary sewer mains into the development—one along the north property line of the proposed Lot 3, and one along the south property line of the proposed Lot 5. The existing portion of 8" sanitary sewer along the south side of Lot 5 will extend north along the boundary of Lot 4 and Lot 5, where it will then extend west along SE 77th St to the intersection at SE Crosswinds Dr. The proposed 8" sanitary sewer main will then extend both north and south to service development along SE Crosswinds Dr. The existing portion of 8" sanitary sewer from SE Four Mile Dr, along the north side of Lot 3, will remain in place to service Lot 3, with no extensions proposed.
- 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 ~955 at the highest point in the southwest to ~865 in the northeast. All five lots in the neighborhood plan will have individual detention areas on-site. Neighborhood Plan #4 lies in the Middle and Lower Four Mile Creek watersheds, and all storm water will ultimately convey into Four Mile Creek. The proposed storm water controls are consistent with the storm water management master plan for 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 *B (Runway Approach Surface)*, *C (Transitional Surface)*, and *D (Inner Turning Zone)*, 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).