



*Plan and Zoning Commission
Staff Report*

Meeting Date: February 19, 2019

Agenda Item: Ankeny Lofts Plat 1 – Final Plat

Report Date: February 11, 2019 ETC

Prepared By: Derek Silverthorn
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the Ankeny Lofts Plat 1 Final Plat.

Project Summary:

Ankeny Lofts Plat 1 is a 2.42-acre plat located west of SE Rio Dr; south of Fire Station #2; east of the Oasis Car Wash site—approved August 7th, 2018; and north of vacant property in Polk County, zoned Low Density Residential. The subject property is zoned C-2 General Retail and Highway-Oriented Commercial District. The proposed plat creates one buildable lot and one street lot, and is intended to be developed as a new, low income, multi-family residential building—the site plan of which is currently under review.

Project Report:

- Streets:** The plat will not include the development of any new streets; however, Street Lot A will be deeded to the City. There is an existing access easement at the northeast corner of the site, providing access to this site, as well as Taco Bell to the north.
- Water:** A 6" water main currently exists along the east side of SE Rio Dr, which will be tapped into with a 6" main to service the site.
- Sewer:** An 8" sanitary sewer line currently exists along the west property line, which will be connected to, and will service the site with a 6" sanitary sewer. Ultimately, the 8" sewer flows into a 30" trunk sewer that extends east toward I-35.
- Drainage:** Storm water will drain west via a proposed private storm sewer toward a storm water management facility easement along the south and west property lines of Lot 1. Storm water will then outlet off-site to the west via private storm sewer into a detention pond that is also utilized by the Oasis Car Wash. Storm water will then be conveyed south via an existing swale to Carney Marsh before reaching Four Mile Creek.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Ankeny Lofts Plat 1
NAME OF OWNER: Ankeny Apartment Partners, LP
NAME OF DEVELOPER: TWG Development, LLC

GENERAL INFORMATION:

PLAT LOCATION: East of Oasis Car Wash (approved 8/7/18); north of vacant property (Polk County); south of Fire Station #2; west of SE Rio Dr
SIZE OF PLAT: 2.42 acres
ZONING: C-2

LOTS:

NUMBER: One buildable lot; one street lot
SIZE/DENSITY: Lot 1 – 2.36 acres; Street Lot A – 0.06 acres
USE: Multi-Family Residential
BUILDING LINES: 35' front yard setback
No minimum side yard setback, except 25' when adjacent to R district
40' rear yard setback

PARK SITE DEDICATION:

Park site dedication is required for this development, and will be paid in lieu of land.

ADJACENT LANDS:

NORTH: Fire Station #2; Taco Bell
SOUTH: Vacant property (Polk County) – zoned Low Density Residential
EAST: SE Rio Dr; single family residence (Polk County) – zoned Low Density Residential
WEST: Oasis Car Wash (approved 8/7/18)

STREET DEVELOPMENT:

None

WASTE WATER:

PROJECTED FLOWS: 2.36 acres of land x 1,000 gal. per day/acre of developable land = 2,360 GPD Est.

TREATMENT PLANT CAPACITY: 12.1 MGD; current daily avg. 6.41 MGD

NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: Four Mile Trunk Sewer

STORM WATER:

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

WATER SYSTEM:

USAGE: 2.36 acres of developable land x 1000 gal. per day/acre of developable land = 2,360 GPD Est

SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 3.9 MGD.

FINAL PLAT:

Staff recommends approval.

CONSTRUCTION PLANS:

There are no public improvements with this project.