

Agenda Item: Aspen Ridge Estates Preliminary Plat

Date: February 28, 2019 ETC

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Planner 1

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of Aspen Ridge Estates Preliminary Plat.

Project Summary:

Diamond Development LLC's proposal for Aspen Ridge Estates Preliminary Plat contains approximately 74.50 acres of land zoned R-1, One-family Residence District, and is located east of NW State Street and south of NW 36th Street. Land use classifications for this area, as identified in The Ankeny Plan 2040 include Low Density, Medium Density Residential, High Density Residential, and Neighborhood Commercial.

Project Report:

The preliminary plat consists of 134 one-family or two-family residential lots, several street lots, and seven outlots for various purposes. Outlot "Z" will provide a sidewalk connection to existing trails in the Ashland Meadows Planned Unit Development, that will eventually connect with additional parkland to the north. Outlot "W" is expected to become a residential development limited to 10 units per acre. The developer hopes to accommodate commercial spaces on Outlot "V" and Outlot "U," contingent on rezonings. Outlot "T" will be deeded to the City of Ankeny for parkland, and Outlot "Y" and Outlot "X" will contain privately owned storm water detention.

Public streets that extend west to east from NW State Street through the development include NW 27th Street, NW Reinhart Drive, and NW 31st Street. NW 29th Street follows a partial north to south layout, and NW 34th Street extends south from NW 36th Street, forming a curve that runs west and terminates at NW State Street.

The development will tie into eight inch water service locations at the southwest and northwest corner of the plat, as well as at the eastern connections to NW 27th Street, NW Reinhart Drive, and NW 31st. Drawings show eight inch water main providing water along all public streets within the development. Sanitary sewer will make connections at the same points as water, and will supply eight inch sanitary sewer lines to all areas of the development.

The proposed preliminary plat is part of the Rock Creek watershed and generally drains to the south and west. There are two outlots containing detention area that will remain under private ownership. Storm water is transported to these detention areas via 15 inch storm sewer piping located alongside all public streets, with the exception of an 18 inch pipe located along NW 27th Street, and 24 inch storm sewer piping will be provided north of NW 31st Street to move storm water runoff from Outlot "W" south to the detention ponds. Outlots "U," "V," and "W" will require onsite detention when those areas are developed.

The developer is proposing to provide all required parksite dedication through the transfer of Outlots "T" and "Z" to the City of Ankeny. A parksite dedication agreement will be required for this arrangement and will be completed prior to acceptance of the first final plat.