



*Plan and Zoning Commission
Staff Report*

Meeting Date: April 2, 2019

Agenda Item: ASI Industrial Park Plat 1 – Final Plat

Report Date: March 28, 2019

Prepared By: Deb Gervais

Associate Planner

ESC

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of ASI Industrial Park Plat 1 Final Plat.

Project Summary:

ASI Industrial Park Plat 1 is a proposed 18.96-acre development located 2,200-feet south of SE Corporate Woods Drive and west of SE Delaware Avenue. The property is currently divided diagonally from the southwest corner to the northeast corner by an existing 150-foot wide Transmission Line Easement and a drainage way. The plat contains one developable lot and one outlot. The property is zoned M-1, Light Industrial District, with use restrictions.

Project Report:

The only street development associated with this plat, will be that the City will accept a warranty deed for Street Lot A containing SE Delaware Avenue. Previously, this was held as part of an existing 50-foot right of way easement.

An eight-inch water main will be extended south from the Graham Warehouse site along the western property boundary then east along the southern property boundary to the property line separating Lot 1 and Outlot X.

There are no public sanitary sewer extensions as part of the public construction plans.

Two existing drainage channels merge on this site flowing towards the northeast. A storm water management facility easement will be shown on the plat once the size and location is finalized with the site plan review.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: ASI Industrial Park Plat 1
NAME OF OWNER/DEVELOPER: A&N Properties, LLC

GENERAL INFORMATION:

PLAT LOCATION: South of SE Corporate Woods Drive, and west of SE Delaware Avenue
SIZE OF PLAT: 18.96 acres
ZONING: M-1, Light Industrial District with use restrictions

LOTS:

NUMBER: 1 light industrial lot and 1 outlot
SIZE/DENSITY: Lot 1: 12.41 acres
Outlot X: 6.55 acres
USE: Light Industrial
BUILDING LINES: Front Yard Setback-50'; rear yard setback-40'

PARK SITE DEDICATION:

Park site dedication is not required for commercial/industrial development.

ADJACENT LANDS:

NORTH: Graham Warehouse
SOUTH: TNT Holland Motor (located within the County)
EAST: Residential
WEST: Bridgestone Warehouse (located within the County)

STREET DEVELOPMENT:

The acceptance of a warranty deed for Street Lot A which is currently SE Delaware Avenue.

WASTE WATER:

PROJECTED FLOWS: 18.96 acres of land x 1000 gal. per day/acre of developable land=18,960 GPD est.
WRA CAPACITY: 200 MGD; current daily avg. 132 MGD
NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: County Lift Station

STORM WATER:

BASIN FLOWS: This plat lies in the Carney Marsh Region of the Four Mile Creek Basin Drainage Area.

WATER SYSTEM:

USAGE: 18.96 acres of developable land x 1000 gal. per day/acre of developable land = 18,960 GPD Est
SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 3.9 MGD.

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: Approved by staff.