
Agenda Item: Highpointe North Plat 2 – Preliminary Plat and Final Plat

Report Date: April 30, 2019

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Associate Planner

EJC

Staff Recommendation

That the Plan and Zoning Commission recommend City Council approval of the Highpointe North Plat 2 Preliminary Plat.

That the Plan and Zoning Commission recommend City Council approval of the Highpointe North Plat 2 Final Plat.

Project Summary

Highpointe North Plat 2 is a 4.40-acre (+/-) plat located southwest of the intersection at SW Oralabor Rd and SW Highpointe Dr. The proposed plat is a replat of Lot 1, Highpointe North Plat 1, within the Highpointe North PUD. This replat creates two lots, with Lot 1 to be developed as a new Northwest Federal Savings Bank—the site plan of which is concurrently under review.

Project Report

- Streets:** The plat will not include the development of any new streets; however, there is a proposed southbound right turn lane on SW Oralabor Rd, which will be 200 feet in length. There are two proposed ingress/egress easements from SW Highpointe Dr into the development, which extend west to serve future development of Lot 2.
- Water:** 12" water mains currently exist along SW Highpointe Dr and SW Oralabor Rd. Lot 1 will be serviced by extending 6" water main west from an existing stub along SW Highpointe Dr; and Lot 2 will connect to the water main along SW Oralabor Rd to service future development.
- Sewer:** An 8" lateral sanitary sewer currently exists along SW Highpointe Dr. Lot 1 will utilize 6" service extended west from a capped service pipe near the north ingress/egress easement; and Lot 2 will utilize 6" service extended west from the lateral near the south ingress/egress easement, via a proposed sanitary sewer easement located along the south property line of Lot 1. Ultimately, this 8" sanitary sewer flows southeast toward the Saylor Creek lift station.
- Drainage:** Storm water will be managed on-site via two storm water management easements—one on Lot 1, and one on Lot 2—which are located in the southern portions of these lots. Storm water will drain into and through these easements via storm sewer, which outlets along the west property line of Lot 2 into an existing drainage swale along the north property line of the Campus Town Condominiums. This drainage swale flows westerly into a 24" storm sewer, and ultimately conveys into Saylor Creek.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT:	Highpointe North Plat 2
NAME OF OWNER:	Northwest Federal Savings Bank
NAME OF DEVELOPER:	Northwest Federal Savings Bank

GENERAL INFORMATION:

PLAT LOCATION:	South of SW Oralabor Rd and DMACC; west of SW Highpointe Dr
SIZE OF PLAT:	4.40 acres
ZONING:	Highpointe North PUD

LOTS:

NUMBER:	Two commercial lots
SIZE/DENSITY:	Lot 1 – 2.62 acres; Lot 2 – 1.78 acres
USE:	Commercial
BUILDING LINES:	35' front yard setback; 25' side yard setback; 35' rear yard setback

PARK SITE DEDICATION:

Park site dedication is not required for commercial development.

ADJACENT LANDS:

NORTH:	SW Oralabor Rd; DMACC
SOUTH:	Lot 6, Tradition Plat 2 - vacant
EAST:	SW Highpointe Dr; UnityPoint Health
WEST:	Lot 4, Tradition Plat 2 - vacant; Campus Town Condominiums

STREET DEVELOPMENT:

None, except a 200-foot southbound right turn lane on SW Oralabor Rd

WASTE WATER:

PROJECTED FLOWS: 4.40 acres of land x 1,000 gal. per day/acre of developable land = 4,400 GPD Est.

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

NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: Saylor Creek Lift Station

STORM WATER:

BASIN FLOWS: This plat lies in the Saylor Creek-Des Moines River Basin.

WATER SYSTEM:

USAGE: 4.40 acres of developable land x 1000 gal. per day/acre of developable land = 4,400 GPD Est

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

FINAL PLAT DRAWING:

Staff recommends approval.

CONSTRUCTION DRAWINGS:

To be approved.