



*Plan and Zoning Commission
Staff Report*

Meeting Date: May 7, 2019

Agenda Item: The Crossings at Deer Creek Plat 5 – Final Plat
Report Date: April 30, 2019
Prepared By: Derek Silverthorn *ESL*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of The Crossings at Deer Creek Plat 5 Final Plat; a cost-participation request for the extension of off-site 16-inch trunk sanitary sewer along future NE 8th St, NE White Tail Dr, and NE 6th St in an amount estimated to be \$24,915; and a cost-participation request for the extension of 16-inch water main along E 1st St in an amount estimated to be \$63,900.

Project Summary:

The Crossings at Deer Creek Plat 5 is a proposed 14.63-acre (+/-) plat, which is part of, and in accordance with, the 81-acre Deer Creek South Phase 2 preliminary plat. The subject plat creates 63 single-family residential lots, five street lots (Street Lots A-E), and one outlot (Outlot Z) for storm water management purposes. The 63 single-family residential lots will have minimum lot widths of 45 feet, in accordance with the previously approved preliminary plat in February of 2019, and the associated PUD amendment approved in May of 2018.

Project Report:

Streets: This plat will be accessed from E 1st St, which will be improved with a center left turn lane at the intersection with the proposed NE Deerfield Dr. NE Deerfield Dr will serve as the single access from E 1st St, and will advance north through three proposed T-intersections (NE 3rd, 4th, and 5th St) prior to terminating, lending future potential for northern and eastern expansion. NE 3rd St is the southernmost E/W street that moves westerly from the intersection at NE Deerfield Dr, where it curves north becoming NE Whitetail Dr. NE Whitetail Dr extends north through a T-intersection with 4th St, followed by a four-way intersection with NE 5th St prior to terminating, lending future potential for northern expansion. All proposed roads in the development will be required to have five foot sidewalks.

Water: 16-inch water main currently exists along E 1st St, terminating near the intersection at NE Four Mile Dr. This 16-inch water main will be extended east to the intersection at NE Deerfield Dr via cost-participation with the City in an amount estimated to be \$63,900. 10-inch water main will then be installed along NE Deerfield Dr, extending north to the

northern limit of the development; and west along NE 5th St to the limit of the development abutting the Fix property. Eight-inch water main will be installed throughout the remainder of the development.

Sewer: 15-inch sanitary sewer exists northwest of the proposed plat along NE 8th St, terminating at the eastern limit of The Crossings at Deer Creek Plat 3. This 15-inch sanitary sewer will be extended east along a future portion of NE 8th St to a future intersection at NE White Tail Dr, then south to a future intersection at NE 6th St. This 15-inch sewer will terminate at the future intersection of NE Deerfield Dr and NE 6th St. Cost-participation with the City for the extension of this sanitary sewer is requested in an amount estimated to be \$24,915. Eight-inch sanitary sewer will be extended throughout the remainder of the proposed development via off-site easements to the aforementioned 15-inch sanitary sewer. Ultimately, the sanitary sewer will convey into the Four Mile Trunk Sewer.

Drainage: Storm water for this plat will be managed through storm sewer & drainage easements provided along rear lot lines that will convey into the privately-owned and maintained detention pond in the area identified as Outlot Z, and into an off-site storm water management easement between Outlot Z and E 1st St. Storm water will then flow west via drainage ditch along E 1st St, and outletting into a field ditch to the south of E 1st St. Ultimately, the plat will drain into Four Mile Creek.

Parkland: An 8.25-acre park has been identified on the Deer Creek South Phase 2 Preliminary Plat. The developer requests that the City defer the park site dedication requirement until a future phase of development. The deferred park site dedication shall be part of a future conveyance of real property. The dedication should satisfy the park site requirement for the entire Deer Creek South Phase 2 Development.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: The Crossings at Deer Creek Plat 5
NAME OF OWNER/ DEVELOPER: Deer Creek Estates, LLC

GENERAL INFORMATION:

PLAT LOCATION: North of E 1st St; ¼-mile west of NE 38th St
SIZE OF PLAT: 14.63 acres
ZONING: Deer Creek PUD

LOTS:

NUMBER: 63 single-family lots
SIZE/DENSITY: 7.74 units per acre
USE: Residential
BUILDING LINES: Front: 25' for garage doors and house
15' for porch
Rear: 25' (decks may extend 12' into)
10' for front-loaded detached garage
Side: 10' total (min. 5' one side)
20' from side-street
0' for bi-attached homes

PARK SITE DEDICATION:

An 8.25-acre park has been identified on the Deer Creek South Phase 2 Preliminary Plat. The developer requests that the City defer the park site dedication requirement until a future phase of development. The deferred park site dedication shall be part of a future conveyance of real property. The dedication should satisfy the park site requirement for the entire Deer Creek South Phase 2 Development.

ADJACENT LANDS:

NORTH: Deer Creek Phase 2 Preliminary Plat area
SOUTH: E 1st St; Single-family residence/crop land, zoned AT (County)
EAST: Deer Creek PUD unplatted land
WEST: Single-family residence/crop land, zoned Deer Creek PUD

STREET DEVELOPMENT:

NAME: NE Deerfield Dr
LENGTH: 1,282.36'
CLASSIFICATION: Minor Collector
R.O.W. (REQ'D./PROV.): 70'/70'
PAVEMENT WIDTH: 31'

NAME: NE 3rd St
LENGTH: 515.54'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 29'

NAME: NE 4th St
LENGTH: 531.11'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

NAME: NE 5th St
LENGTH: 665.18'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 29'

NAME: NE Whitetail Dr
LENGTH: 654.77'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 29'

WASTE WATER:

PROJECTED FLOWS: 63 units X 3 pers. per house X 300 gal. per day/pers.= 56,700 GPD

WRA CAPACITY: 200 MGD; current daily avg. 132 MGD

NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: Four Mile Trunk Sewer

STORM WATER:

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

WATER SYSTEM:

USAGE: 63 units X 3 pers. per house X 100 gal. per day/person = 18,900 GPD

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

FINAL PLAT DRAWING:

Staff recommends approval.

CONSTRUCTION PLANS:

To be approved.