



*Plan and Zoning Commission  
Staff Report*

*Meeting Date: May 21, 2019*

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**Agenda Item:** Panama Transfer Addition – Final Plat  
**Report Date:** May 15, 2019  
**Prepared By:** Derek Silverthorn  
Associate Planner

*ESL*

**Staff Recommendation**

That the Plan and Zoning Commission recommend City Council approval of the Panama Transfer Addition Final Plat.

**Project Summary**

Panama Transfer Addition is an 11.02-acre plat located south of SE 54<sup>th</sup> St, west of Toro Distribution Center, north of the Opus Warehouse/Distribution building, and east of a portion of Carney Marsh zoned as Open Space in Polk County. The subject property is zoned M-1 Light Industrial District, with restrictions; and R-1 One-Family Residence District. The portion of the property zoned R-1 is currently in consideration for rezoning to M-1, with restrictions, and was recommended for City Council approval by the Plan and Zoning Commission on April 16, 2019. The public hearing and first reading are on the City Council agenda for May 20, 2019. The proposed plat creates one buildable lot, and is intended to be developed as a new Panama Transfer trucking terminal—the site plan of which is currently under review.

**Project Report**

**Streets:** The plat will not include the development of any new streets.

**Water:** A 12" water main currently exists along the north side of SE 54<sup>th</sup> St, which will be utilized to serve the site with 6" water main.

**Sewer:** An 8" sanitary sewer line currently exists approximately 300 feet north of the property along SE Rio Dr, which will be extended south and service the site with 4" sanitary sewer. Ultimately, the 8" sewer flows north into a 30" trunk sewer that extends east toward I-35.

**Drainage:** Storm water will drain south on the site into a proposed storm water management facility easement in the southeastern portion of the site. Storm water will then outlet off-site into White Breast Creek flowing southeast before conveying into Four Mile Creek.

**CITY OF ANKENY  
SUBDIVISION DATA**

**NAME OF PLAT:** Panama Transfer Addition  
**NAME OF OWNER:** PT Land Investments, LLC  
**NAME OF DEVELOPER:** PT Land Investments, LLC

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**GENERAL INFORMATION:**

**PLAT LOCATION:** South of SE 54<sup>th</sup> St; north of Opus Warehouse/Distribution building; west of Toro Distribution Center  
**SIZE OF PLAT:** 11.02 acres  
**ZONING:** M-1; R-1 pending M-1 rezoning approval by City Council (3<sup>rd</sup> reading on 6/17/19)

**LOTS:**

**NUMBER:** One buildable lot  
**SIZE/DENSITY:** Lot 1 – 11.02 acres  
**USE:** Trucking terminal  
**BUILDING LINES:** 50' front yard setback  
No minimum side yard setback, except 50' when adjacent to R district  
40' rear yard setback

**PARK SITE DEDICATION:**

Park site dedication is not required for industrial development.

**ADJACENT LANDS:**

**NORTH:** SE 54<sup>th</sup> St; Cropland (zoned M-1)  
**SOUTH:** Opus Warehouse/Distribution building (zoned M-1)  
**EAST:** Toro Distribution Center (zoned M-1)  
**WEST:** Marshland (zoned Open Space – Polk County)

**STREET DEVELOPMENT:**

None

**WASTE WATER:**

**PROJECTED FLOWS:** 11.02 acres of land x 1,000 gal. per day/acre of land = 11,020 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 Watershed.

**WATER SYSTEM:**

**USAGE:** 11.02 acres of developable land x 1000 gal. per day/acre of developable land = 11,020 GPD Est  
**SUPPLY CAPACITY:** 13.72 MGD; Current daily avg. 3.9 MGD.

**FINAL PLAT:**

Staff recommends approval.

**CONSTRUCTION PLANS:**

To be approved.