

Agenda Item: The Woodland Reserve Plat 11 – Final Plat
Woodland Edge Townhomes – PUD Site Plan

Report Date: May 30, 2019

Prepared by: Derek Silverthorn
Associate Planner

ETC

Staff Recommendation

That the Plan and Zoning Commission recommend City Council approval of The Woodland Reserve Plat 11 Final Plat.

That the Plan and Zoning Commission recommend City Council approval of the Woodland Edge Townhomes PUD Site Plan.

Project Summary

The Woodland Reserve Plat 11 is a 4.57-acre (+/-) replat of The Woodland Reserve Plat 10, generally located north of DMOS and NE 36th St, and west of NE Trilein Dr. This replat creates 34 lots and one outlot (Outlot X) for the purpose of storm water management and common area, which will facilitate the development of Woodland Edge Townhomes.

The Woodland Reserve Plat 10 was originally approved by City Council on August 6, 2018, and was platted as a single buildable lot to facilitate the development of 48 townhome units, which included second-floor units available on the ends of each building. Due to finance structuring, the applicant has requested the approval of The Woodland Reserve Plat 11 final plat and PUD site plan, which has removed the second-floor units, and instead creates individual postage stamp lots for each one- and two-story townhome unit.

Project Report

- Streets:** The plat will not include the development of any new streets. The previously approved plat showed the construction of two private drives—NE Marissa Ln and NE Kara Ln—which will continue to serve the development.
- Water:** 12-inch public water main currently exists along NE 37th Ln, which will be utilized to extend looping 8-inch public water main along NE Marissa Ln and NE Kara Ln.
- Sewer:** 8-inch public sanitary sewer currently exists along NE 37th Ln, which will be utilized to extend 8-inch public sanitary sewer south along NE Marissa Ln and NE Kara Ln. Ultimately, this 8-inch sanitary sewer conveys into the Four Mile Trunk Sewer.

Drainage: Storm water will be managed on-site via an existing detention pond located in the eastern portion of the plat along NE Trilein Dr. Storm water from Ankeny Medical Park and DMOS drain into this pond as well, via existing drainage easements. The detention pond outlets off-site into a 42-inch private storm sewer, and ultimately conveys into Four Mile Creek.

The proposed site plan includes seven buildings, comprised of 34 two-story townhomes, which are consistent with the architectural standards and bulk regulations of The Woodland Reserve PUD. The townhomes will be constructed with a combination of board and batten and vertical siding with varying gray tones. The buildings will be a maximum height of 31 feet to the uppermost point of the gable roof. Four-foot private sidewalk will be constructed along NE 37th Ln, from which 4-foot pedestrian connections are proposed to extend into and throughout the site. The landscaping shown on the proposed site plan complies with all applicable regulations.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: The Woodland Reserve Plat 11
NAME OF OWNER: Kyanite Properties, LLC
NAME OF DEVELOPER: Kyanite Properties, LLC

GENERAL INFORMATION:

PLAT LOCATION: North of DMOS; west of NE Trilein Dr; south of Woodland Reserve Plats 4, 8, and 9; east of Ankeny Medical Park Plat 1
SIZE OF PLAT: 4.57 acres
ZONING: The Woodland Reserve PUD

LOTS:

NUMBER: 34 lots; 1 outlot
SIZE/DENSITY: 7.44 units/acre
USE: Single-family attached townhomes
BUILDING LINES: 25' from private drives; 30' from NE Trilein Dr

PARK SITE DEDICATION:

Park site dedication for The Woodland Reserve was satisfied with previous land dedication.

ADJACENT LANDS:

NORTH: NE 37th Ln; The Woodland Reserve Plats 4, 8, and 9 (single-family attached townhomes)
SOUTH: DMOS
EAST: NE Trilein Dr; Woodland Reserve Plat 2 (single-family attached & detached townhomes)
WEST: Outlot X, Ankeny Medical Park Plat 1 (undeveloped, zoned C-2 with use restrictions)

STREET DEVELOPMENT:

None

WASTE WATER:

PROJECTED FLOWS: 34 units x 3 persons/unit x 300 gal. per day/person = 30,600 GPD Est.

TREATMENT PLANT 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 Upper Four Mile Creek Watershed.

WATER SYSTEM:

USAGE: 34 units x 3 persons/unit x 100 gal. per day/person = 10,200 GPD

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

FINAL PLAT DRAWING:

Staff recommends approval.

CONSTRUCTION DRAWINGS:

Previously approved with The Woodland Reserve Plat 10.