



*Plan and Zoning Commission
Staff Report*

Meeting Date: June 4, 2019

Agenda Item: Aspen Ridge Estates Plat 3 – Final Plat
Report Date: May 29, 2019 EJC
Prepared by: Kellen Gorman
Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of Aspen Ridge Estates Plat 3 Final Plat.

Project Summary:

Aspen Ridge Estates Plat 3 is a proposed 8.95 acre development located east of NW State Street and south of NW 36th Street. The development consists of 48 residential lots that may accommodate 24 two-family residential dwellings.

Project Report:

Diamond Development LLC, proposes subdivision of 8.95 acres of land east of NW State Street and south of NW 36th Street. The applicant proposes 48 residential lots zoned, R-3, Multiple-Family Residence District, restricted to one-family and two-family residential dwellings. These 48 lots are situated along Street Lot 'A,' which will contain NW 32nd Street, and are designed for the construction of 24 two-family townhomes.

Eight inch water main and eight inch sanitary sewer utilities will be extended along NW 32nd Street to serve the development. Storm sewer will be installed with development of the street, ranging in size from eight inches to 24 inches, generally carrying storm water runoff southwest towards detention areas located along NW State Street.

Parkland is to be dedicated with the development of Aspen Ridge Estates Plat 2, and five foot sidewalk will be constructed along the north and south sides of NW 32nd Street. A landscape buffer will be provided along the eastern property line of Lot 13B to provide screening, and transition between the existing developments to the east. This final plat follows the approval of the Aspen Ridge Estates Rezoning Area A-2 that was passed by the City Council on May 20th, 2019.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Aspen Ridge Estates Plat 3
NAME OF OWNER: Diamond Development LLC
NAME OF DEVELOPER: Diamond Development LLC

GENERAL INFORMATION:

PLAT LOCATION: East of NW State Street and south of NW 36th Street
SIZE OF PLAT: 8.59
ZONING: R-3 Multiple-Family Residence District, restricted to one-family and two-family residential dwellings.

LOTS:

NUMBER: 48 two-family residential
SIZE/DENSITY: 2.79 units/acre
USE: Two-family attached residences
BUILDING LINES: 30' front and 35' rear yard setbacks, 15'-17' side yard

PARK SITE:

PARK LAND DEDICATION: The developer is dedicating parkland as a part of Aspen Ridge Estates Plat 2
NEAREST DEVELOPED PARK LOCATION: Ashland Meadows Park

ADJACENT LAND:

NORTH: Vacant land
SOUTH: Vacant land
EAST: Prairie Ridge Estates
WEST: NW State Street

WASTE WATER:

PROJECTED FLOWS: 48 lots x 3 persons/unit x 300 gallons/day/person = 43,200 GPD
TREATMENT PLANT CAPACITY: Design 200 MGD; current daily avg. 132 MGD.
NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: Northern Interceptor Trunk Sewer

STORM WATER:

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

WATER SYSTEM:

PROJECTED USAGE: 8.95 acres of developable land x 3,300 GPD/acre = 29,535 GPD Est.
SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 3.9 MGD.

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved by staff.