
Agenda Item: Crosswinds Plat 1 – Final Plat
Report Date: June 7, 2019
Prepared By: Derek Silverthorn
Associate Planner

EJC

Staff Recommendation:

That the City Council approve the Crosswinds Plat 1 Final Plat.

Project Summary:

Crosswinds Plat 1 is a 37.03-acre plat within the Crosswinds Business Park PUD, and is located south of SE 72nd St; and southwest of the intersection at SE Corporate Woods Dr and SE Crosswinds Dr. The proposed final plat is in conformance with Neighborhood Plan #2, which was approved on September 2, 2014, including the uses of “Flex,” “Office,” and “Retail/Mixed” in the subject area. The Neighborhood Plan was later amended on December 16, 2014, which added “warehouse” as an allowable use to several lots that lie within this final plat area. This plat creates one buildable lot, three outlots, and two street lots. Lot 1 will be developed as a multitenant warehouse/distribution center—the site plan of which is currently under review. Outlots X, Y, and Z are reserved for future development, and Street Lots A and B will be deeded to the City for SE 72nd St and SE Corporate Woods Dr improvements.

Project Report:

- Streets:** The plat will not include the development of any new streets; however Street Lots A and B will be deeded to the City for SE 72nd St and SE Corporate Woods Dr right-of-way improvements.
- Water:** 6” capped water main currently exists along SE Corporate Woods Dr, coming from an 8” water main along the southeast side of SE Corporate Woods Dr. 8” water main will be extended from this main, servicing the development of Lot 1.
- Sewer:** 8” sanitary sewer currently exists on site, located along the created northwest property lines of Lot 1, Outlot Y, and Outlot X. Lot 1 will utilize 6” sanitary sewer service extended from this location. Ultimately, this sewer conveys into a 15” trunk sewer on the northeast side of SE Corporate Woods Dr that flows southeast.
- Drainage:** Storm water will be managed on-site via two detention basins—one in the northwest portion of Lot 1, and one in the northwest portion of Outlot X—which will outlet northwest into an adjacent, existing drainage ditch. This drainage ditch flows northeast, under SE Corporate Woods Dr, before conveying into White Breast Creek and ultimately into Four Mile Creek.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Crosswinds Business Park Plat 1
NAME OF OWNER: Crosswinds Business Park, LLC
NAME OF DEVELOPER: Crosswinds Business Park, LLC

GENERAL INFORMATION:

PLAT LOCATION: South and west of SE Corporate Woods Dr; South of SE 72nd St
SIZE OF PLAT: 37.03 acres
ZONING: Crosswinds Business Park PUD

LOTS:

NUMBER: One buildable lot; Three outlots; Two street lots
SIZE/DENSITY: Lot 1 – 10.51 acres; Outlot X – 3.57 acres; Outlot Y – 14.95 acres; Outlot Z – 6.82 acres;
Street Lot A – 0.08 acres; Street Lot B – 1.10 acres
USE: Warehouse
BUILDING LINES: 50' front yard setback; 35' rear yard setback; 25' side yard setback

PARK SITE DEDICATION:

Park site dedication is not required for commercial/industrial development.

ADJACENT LANDS:

NORTH: SE 72nd St; SE Corporate Woods Dr; Ruan Transport; Undeveloped (zoned C-2, w/
height restrictions)
SOUTH: Undeveloped (zoned Crosswinds Business Park PUD)
EAST: SE Crosswinds Dr; Undeveloped (zoned Crosswinds Business Park PUD)
WEST: Undeveloped (zoned Crosswinds Business Park PUD)

STREET DEVELOPMENT:

None; Street Lots A and B to be deeded to the City for SE 72nd St and SE Corporate Woods Dr ROW improvements.

WASTE WATER:

PROJECTED FLOWS: 10.51 acres of land x 1,000 gal. per day/acre of developable land = 10,510 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 Basin.

WATER SYSTEM:

USAGE: 10.51 acres of developable land x 1000 gal. per day/acre of developable land = 10,510 GPD Est

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

FINAL PLAT:

Staff recommends approval.

CONSTRUCTION PLANS:

To be approved.