



*Plan and Zoning Commission
Staff Report*

Meeting Date: June 4, 2019

Agenda Item: Aspen Ridge Estates Plat 2 – 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 2 Final Plat and cost participation for the shared use trail along NW Reinhart Drive.

Project Summary:

Aspen Ridge Estates Plat 2 is a proposed 19.53 acre development located east of NW State Street and south of NW 36th Street. The development consists of 35 single family residential lots, one street lot, and three outlots.

Project Report:

Diamond Development LLC, proposes subdivision of 19.53 acres of land located east of NW State Street and south of NW 36th Street. The applicant proposes 35 residential lots zoned, R-3, Multiple-Family Residence District, restricted to one-family residential dwellings. This final plat includes construction of NW Reinhart Drive, NW 27th Street, NW 28th Street, and a portion of NW 32nd Street.

Three outlots are identified on the final plat. Outlot 'Y' and Outlot 'X' will be utilized for privately-owned storm water detention areas that will serve this plat, Aspen Ridge Estates Plat 3, and other areas of the Aspen Ridge Estates Development. Outlot 'Z' contains a majority of the parkland required by this final plat and Aspen Ridge Estates Plat 3. A small amount of cash in lieu of parkland will be required for the slight difference between what is required and the land that will ultimately be deeded to the City. A parksite dedication agreement will be required for this arrangement and will be completed prior to acceptance of the first final plat.

Eight inch water main and eight inch sanitary sewer utilities serve the 35 residential lots. Storm sewer will also be installed, ranging in size from eight inches to 36 inches, generally carrying storm water runoff west toward the detention areas located in Outlot 'Y' and Outlot 'X.' Five foot sidewalk will be installed along NW 27th Street and NW 28th Street, and eight foot trail will be installed along NW Reinhart Drive, for which the developer is seeking cost participation in the amount of \$4,537.00.

This final plat follows the approval of the Aspen Ridge Estates Rezoning Area A-1 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: 19.53 acres
ZONING: R-3 Multiple-Family Residence District, restricted to one-family residential dwellings

LOTS:

NUMBER: 35 single-family residential
SIZE/DENSITY: 1.79 units/acre
USE: Single-family attached residences
BUILDING LINES: 30' front and 35' rear yard setbacks, 15'-17' side yard

PARK SITE:

PARK LAND DEDICATION: Outlot 'Z' and Cash-in-lieu
NEAREST DEVELOPED PARK LOCATION: Ashland Meadows Park

ADJACENT LAND:

NORTH: Vacant land
SOUTH: Vacant land
EAST: Ashland Ridge Plat 2, Ashland Ridge Plat 3
WEST: NW State Street

WASTE WATER:

PROJECTED FLOWS: 35 lots x 3 persons/unit x 300 gallons/day/person = 31,500 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: 19.53 acres of developable land x 3,300 GPD/acre = 64,449 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.