



*Plan and Zoning Commission
Staff Report*

Meeting Date: July 2, 2019

Agenda Item: 36 West Plat 4 Final Plat & Elevations

Report Date: June 27, 2019

Prepared by: Ruth Hulstrom
Planner I

ETC

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of 36 West Plat 4 final plat.

That the Plan and Zoning Commission require the applicant to provide revised elevations that address the issues identified in the staff report.

Project Summary:

36 West Plat 4 is a replatting of 36 West Plat 3. The proposed plat is an 11.56-acre townhome subdivision located south of NW 36th Street and east of NW Irvinedale Drive. The property is zoned R-3, restricted to 10 units per acre. Similar to the previous final plat, the proposed subdivision will contain 110 lots.

The developer is still proposing 109 attached townhome lots and a single lot for a community clubhouse. The general layout of the subdivision will remain the same. All street construction proposed with this site will remain private. There will still be three accesses into and out of the development. One located on the northeast corner of the property and connecting to NW Greenwood Street and two on the south property line connecting to NW 31st Street. 5-foot sidewalks are proposed on both sides of the street throughout the development. Sanitary sewer, water, and storm sewer will remain unchanged.

The most significant changes are to the lot dimensions and the townhome and clubhouse building elevations

The majority of the townhome lots are being reduced in size. More specifically, 83 lots will be getting smaller while 26 lots will be getting slightly larger. The new lot dimensions include greater spacing between existing buildings. Previously, the majority of buildings were spaced 14 to 15 feet apart. With the new proposed lot dimensions, the majority of the buildings will be spaced 19 or more feet apart.

The elevations for both the townhomes and clubhouse have also changed considerably. Staff has included the proposed or new elevations and the previously approved elevations with this staff report. Only one set of elevations were provided and previously approved for the townhomes associated with 36 West Plat 3. These were meant to apply to both the 5- and 6-plexes.

The new townhome elevations include four different elevations, two styles for the 5-plexes and two styles for the 6-plexes. Even though four different townhome elevations were provided there really are only two different styles provided, the Roman and the Sydney. The Roman seems to share more similarities with the previously approved elevations but has considerably fewer architectural elements.

The previously approved elevations included more permanent material, color and material variations, recesses, projections, and varying garage door styles. Staff also feels that the previous elevations did a much better job of varying the individual dwelling units.

The elevations for the clubhouse have also changed significantly. The previously approved elevations had more windows, permanent material, and architectural elements. The dimension of the clubhouse building has also changed somewhat from the one that was approved per the site plan. The previous building was 2244 square feet with a 2640 square foot outdoor patio and 1105 square foot pool. The new building is proposed to be 2452 square feet with a 1248 square foot pool. There is also a pool deck that comprises approximately 2227 square feet with a portion of it being covered.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: 36 West Plat 4

NAME OF OWNER/DEVELOPER: DR Horton – Iowa LLC

GENERAL INFORMATION:

PLAT LOCATION: South of NW 36th Street and east of NW Irvinedale Drive

SIZE OF PLAT: 11.56 acres

ZONING: R-3, restricted to 10 units/acre

LOTS:

NUMBER: 109 detached townhome lots and 1 lot for community clubhouse

SIZE/DENSITY: 9.52 du/acre

USE: Residential

PERIMETER SETBACKS:

Front: 30 feet

Rear: 35 feet

BUILDING SEPARATION:

Side: Varies from 16-28 feet

PARK SITE DEDICATION:

No park site dedication is required. Payment in lieu of park dedication was collected with 36 West Plat 3.

ADJACENT LANDS:

NORTH: Rock Creek Commercial (PUD)

WEST: Proposed 36 West Plat 1 (PUD)

SOUTH: Proposed 36 West Plat 2 (R-3, restricted to 10 units/acre)

EAST: C-1, undeveloped

STREET DEVELOPMENT:

All streets are private.

WASTE WATER:

PROJECTED FLOWS: 109 units x 3 people/house x 300 gallons/day/person.= 98,100 GPD

TREATMENT PLANT CAPACITY: Design: 134 MGD; current daily avg. 132 MGD.

STORM WATER:

BASIN FLOWS: This plat lies in the Deer Creek Development Basin.

WATER SYSTEM:

USAGE: 109 units x 3 people/house x 100 gallons/day/person = 32,700 GPD

SUPPLY CAPACITY: 12.38 MGD; Current daily avg. 5 MGD.

FINAL PLAT DRAWING: Staff recommends approval.