



*Plan and Zoning Commission  
Staff Report*

*Meeting Date: July 16, 2019*

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**Agenda Item:** Harvest Ridge Plat 1 – Final Plat  
**Report Date:** July 9, 2019  
**Prepared By:** Derek Silverthorn *EJC*  
Associate Planner

**Staff Recommendation:**

That the Plan and Zoning Commission recommend City Council approval of the Harvest Ridge Plat 1 Final Plat; a cost-participation request for the extension of 12-inch water main in an amount estimated to be \$36,795.00 and cost participation for 30" sanitary sewer trunk main, the cost of which will be determined prior to the City Council submittal deadline.

**Project Summary:**

Harvest Ridge Plat 1 is a proposed 51.57-acre (+/-) plat located east of US HWY 69 and approximately ¼-mile north of NE 54<sup>th</sup> St. The subject plat creates 51 single-family residential lots, five street lots (A-E), two outlots (W and X) for future development, and two outlots (Y and Z) for storm water management. The proposed plat is in general conformance with the Harvest Ridge preliminary plat approved on June 3, 2019.

Lots 1-14 and 24-51 are platted in accordance with the current zoning as R-3, Multiple-Family Residence District, restricted to single-family; and Lots 15-23 are platted in accordance with the current zoning as R-1, One-Family Residence District. Outlot W will be developed in a future phase as R-3, Multiple-Family Residence District, restricted to single-family; and Outlot X will be developed in a future phase as R-3, Multiple-Family Residence District, restricted to 10 units per acre.

**Project Report:**

**Streets:** The proposed development will be accessed from N Ankeny Blvd/US HWY 69 with the construction of a new portion of NE 62<sup>nd</sup> St, which will advance easterly through two proposed intersections (NE Grant Ct and NE Oak Dr) prior to terminating at the western lot boundary of Outlot W, where it will be extended east in a future phase of development.

NE Grant Ct is a proposed 475-foot (+/-) cul-de-sac extending south from a T-intersection with NE 62<sup>nd</sup> St. Advancing east along NE 62<sup>nd</sup> St, there will be a T-intersection with a proposed portion of NE Oak Dr, which will advance south/southeasterly to a T-intersection with NE Sherman Dr/Ct. NE Sherman Dr will extend north 170 feet prior to terminating at the southern lot boundary of Outlot W, where it will be extended north in a future phase of development; and NE Sherman Ct will be a 599-foot (+/-) cul-de-sac advancing south, to which 11 single-family residential lots will front.

All proposed roads in the development will be required to have five foot sidewalks. Eight-foot trail will be installed along N Ankeny Blvd/US HWY 69 to the northern and southern limits of the plat in the future. The developer will pay for the cost of five foot of this future trail at this time.

- Water: 12-inch water main is currently located at the intersection of N Ankeny Blvd/US HWY 69 and NE 54<sup>th</sup> St, which will be extended north to the northern limit of the plat. Eight-inch water main will be installed at the intersection of N Ankeny Blvd/US HWY 69 extending east along NE 62<sup>nd</sup> St, and throughout the remainder of the development. The applicant is requesting City cost participation for the extension of 12-inch water main in an amount estimated to be \$36,795.00.
- Sewer: 30-inch sanitary sewer is currently located southeast of the platted area along NE 54<sup>th</sup> St, which will be extended west to the southeastern corner of the Elwell property. The developer is asking for cost participation for the trunk sewer, with an estimated cost to be determined prior to City Council approval. 8-inch sanitary sewer will extend north from this location into and throughout the remainder of the development. Ultimately, the 30-inch sanitary sewer will convey into the Four Mile trunk sewer.
- Drainage: Storm sewer and storm water detention are provided throughout the proposed development, with storm sewer outletting into a regional detention pond created by Outlots Y and Z, as well as an off-site drainage easement. Storm water will convey from this created detention pond through an existing pond on the Elwell property, and ultimately into Four Mile Creek.
- Parkland: No parkland is proposed with this development. The developer requests that the City accept payment in lieu of parkland, in an amount equal to \$10,307.20 based on \$12,000 per acre, in fulfillment of the park site dedication requirement as specified in the City's subdivision regulations in Chapter 200.35.A.1 (Criteria for Requiring Parkland Dedication) for Development.

**CITY OF ANKENY  
SUBDIVISION DATA**

**NAME OF PLAT:** Harvest Ridge Plat 1  
**NAME OF OWNER/ DEVELOPER:** JDEV, LLC

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**GENERAL INFORMATION:**

**PLAT LOCATION:** East of US HWY 69; ¼-mile north of NE 54<sup>th</sup> St  
**SIZE OF PLAT:** 51.57 acres  
**ZONING:** R-1, One-Family Residence District  
R-3, Multiple-Family Residence District, restricted to single-family  
R-3, Multiple-Family Residence District, restricted to 10 units/acre

**LOTS:**

**NUMBER:** 51 single-family lots; 4 outlots; 5 street lots  
**SIZE/DENSITY:** 2.97 units per acre  
**USE:** Residential  
**BUILDING LINES:** **R-3**  
Front: 30'  
Rear: 35'  
Side: 15' total (min. 7' one side)  
**R-1**  
Front: 35'  
Rear: 35'  
Side: One story – 18' (min. 8' one side)  
More than one story – 20' (min. 10' one side)

**PARK SITE DEDICATION:**

The developer requests that the City accept payment in lieu of parkland, in an amount equal to \$10,307.20 based on \$12,000 per acre, in fulfillment of the park site dedication requirement as specified in the City's subdivision regulations in Chapter 200.35.A.1 (Criteria for Requiring Parkland Dedication) for Development.

**ADJACENT LANDS:**

**NORTH:** Cropland zoned AG, Agricultural District (Polk County)  
**SOUTH:** Single-family residence, zoned R-1  
**EAST:** Northgate West Development, zoned R-3, restricted to single-family  
**WEST:** US HWY 69; Cropland zoned AG, Agricultural District (Polk County)

**STREET DEVELOPMENT:**

**NAME:** NE 62<sup>nd</sup> St  
**LENGTH:** 735'  
**CLASSIFICATION:** Minor Collector  
**R.O.W. (REQ'D./PROV.):** 70'/70'  
**PAVEMENT WIDTH:** 31'

NAME: NE Grant Ct  
LENGTH: 475'  
CLASSIFICATION: Normal Cul-de-Sac  
R.O.W. (REQ'D./PROV.): 60'/60'  
PAVEMENT WIDTH: 27'

NAME: NE Oak Dr  
LENGTH: 950'  
CLASSIFICATION: Normal Residential  
R.O.W. (REQ'D./PROV.): 60'/60'  
PAVEMENT WIDTH: 27'

NAME: NE Sherman Dr  
LENGTH: 171'  
CLASSIFICATION: Normal Residential  
R.O.W. (REQ'D./PROV.): 60'/60'  
PAVEMENT WIDTH: 27'

NAME: NE Sherman Ct  
LENGTH: 599'  
CLASSIFICATION: Normal Cul-de-Sac  
R.O.W. (REQ'D./PROV.): 60'/60'  
PAVEMENT WIDTH: 27'

**WASTE WATER:**

PROJECTED FLOWS: 51 units X 3 pers. per house X 300 gal. per day/pers.= 45,900 GPD

WRA 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 Drainage Basin

**WATER SYSTEM:**

USAGE: 51 units X 3 pers. per house X 100 gal. per day/person = 15,300 GPD

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

**FINAL PLAT DRAWING:**

Staff recommends approval.

**CONSTRUCTION PLANS:**

To be approved.