



*Plan and Zoning Commission
Staff Report*

Meeting Date: July 16, 2019

Agenda Item: Kimberley Estates Plat 1 Final Plat
Report Date: July 10, 2019 *EJC*
Prepared by: Kellen Gorman
Planner I

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of Kimberley Estates Plat 1 Final Plat.

Project Summary:

Kimberley Estates Plat 1 Final Plat consists of 19.56 acres of land zoned R-2, One-Family and Two-Family Residence District, restricted to single-family and 80' minimum lot widths. The plat is located north of NE 54th Street and west of NE Delaware Avenue. This phase of the development consists of 29 single-family lots, two street lots, and one outlot.

The proposed plat is mostly consistent with the preliminary plat approved by City Council on May 6th, 2019. The approved preliminary plat showed slightly smaller lots sizes, which would have included 31 lots in the first phase (Plat 1); however, this proposal shows 29 lots. The final plat is occupying the same layout and similar boundaries as identified originally, but has slightly larger lots overall.

Project Report:

This proposed plat shows extension of NE Briarwood Drive north from the Northgate East development, which would connect this proposed development with NE 54th Street to the south. A short NE 61st Street will connect NE Briarwood Drive and NE Delaware Avenue, and serve as the primary entrance to the development. West of NE Briarwood Drive, NE Terrace Ridge Drive follows a curve, where it ties in with NE 59th Court, the only cul-de-sac proposed with this development.

There is a 30 foot landscape easement shown along the preliminary plat's eastern boundary, bordering NE Delaware Avenue. The landscape easement will contain a decorative fence with concrete columns, black-coated decorative fencing, a berm, landscaping, irrigation, and possible lighting.

Twelve-inch water main will be extended north along the west side of NE Delaware Avenue. Eight inch water main will be installed throughout the development. Eight inch sanitary sewer and eight inch storm sewer will service most of the development. Eighteen inch trunk sewer will be installed roughly following the east side of Four Mile Creek.

Storm water from this site generally drains west to Four Mile Creek. One privately owned dry-bottom storm water detention area will be constructed at the southwestern corner, in Outlot Z, to detain runoff before it ultimately discharges to the creek.

A Park Site Dedication Agreement is being prepared by the developer which would allow for the dedication of park land at a future time, likely with the development of land to the west.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT:	Kimberley Estates Plat 1 Final Plat
NAME OF OWNER:	Bill Kimberley, LC
NAME OF DEVELOPER:	Bill Kimberley, LC

GENERAL INFORMATION:

PLAT LOCATION:	North of NE 54th Street and west of NE Delaware Avenue
SIZE OF PLAT:	19.56 acres
ZONING:	R-2, restricted to single-family, and minimum 80' lot widths

LOTS:

NUMBER:	29 single-family detached residences
SIZE/DENSITY:	1.4 units/acre
USE:	Single-family detached residences
BUILDING LINES:	30' front and 35' rear yard setbacks

PARK SITE:

PARK LAND DEDICATION: The developer will be submitting an agreement for the City to review
NEAREST DEVELOPED PARK LOCATION: Woodland Reserve Greenway

ADJACENT LANDS:

NORTH:	Vacant land, future residential phase (Kimberley Estates Plat 2)
SOUTH:	Northgate East
WEST:	Vacant land
EAST:	Undergoing Annexation into the City of Ankeny

WASTE WATER:

PROJECTED FLOWS: 29 lots x 3 persons/unit x 300 gallons/day/person = 26,100
TREATMENT PLANT CAPACITY: Design 200 MGD; current daily avg. 132 MGD.
NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: 18" Northern Four Mile Creek Trunk
Sewer along Four Mile Creek south of the development.

STORM WATER:

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

WATER SYSTEM:

PROJECTED USAGE:	19.56 acres of developable land x 3,300 GPD/acre = 64,548
SUPPLY CAPACITY:	13.72 MGD; Current daily avg. 3.9 MGD.

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved by staff.