



*Plan and Zoning Commission
Staff Report*

Meeting Date: August 5, 2019

Agenda Item: The Crossings at Deer Creek Plat 6 – Final Plat
Report Date: July 9, 2019
Prepared By: Kellen Gorman
Planner I

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council preliminary approval of The Crossings at Deer Creek Plat 6 Final Plat, and cost sharing for sanitary sewer trunk extension not to exceed \$1,005.

Project Summary:

The Crossings at Deer Creek Plat 6 is a proposed 12.15-acre (+/-) plat, which is part of, and in accordance with, the 111.24-acre (+/-) Deer Creek South Phase 3 preliminary plat, which is concurrently under review. The subject plat creates 50 single-family residential lots and four street lots (Street Lots A-D). The 50 single-family residential lots will have minimum lot widths of 45 feet and 60 feet, respectively, in accordance with the previously approved Deer Creek South Phase 2 preliminary plat, the proposed Deer Creek South Phase 3 preliminary plat, and the associated PUD amendment approved in May of 2018.

Project Report:

Streets: This plat will be accessed from NE Deerfield Drive and NE Whitetail Drive to the south, and connect with the existing NE 8th Street to the northwest. All proposed roads in the development will be required to have five foot sidewalks.

Water: Ten-inch water main is to be installed along NE Deerfield Drive. Eight-inch water main will be installed throughout the remainder of the development.

Sewer: 15-inch sanitary sewer was provided via cost-share with The Crossings at Deer Creek Plat 5, which connects at the eastern limit of The Crossings at Deer Creek Plat 3, flowing east along NE 8th St, south along NE Whitetail Drive, and east along NE 6th Street. In this plat 15-inch sanitary trunk sewer will be extended east along NE 6th Street. Cost-participation with the City for the extension of this sanitary sewer is requested in an amount estimated to be \$1,005. Eight-inch sanitary sewer will be extended throughout the remainder of the proposed development. Ultimately, the sanitary sewer will convey into the Four Mile Trunk Sewer.

Drainage: Storm water for this plat will be managed through drainage easements generally provided along rear lot lines that will convey into the privately-owned and maintained detention pond in the area identified as Outlot Z, and into an off-site storm water management easement between Outlot Z and E 1st St. Storm water will then flow west via drainage ditch along E 1st St, and outletting into a field ditch to the south of E 1st St. Ultimately, the plat will drain into Four Mile Creek.

Parkland: An 8.25-acre park has been identified on the Deer Creek South Phase 2 Preliminary Plat. The developer requests that the City defer the park site dedication requirement until a future phase of development. The deferred park site dedication shall be part of a future conveyance of real property. The dedication should satisfy most of the park site requirement for the entire Deer Creek South Phase 2 Development.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: The Crossings at Deer Creek Plat 6
NAME OF OWNER/ DEVELOPER: Deer Creek Estates, LLC

GENERAL INFORMATION:

PLAT LOCATION: North of E 1st St; ¼-mile east of NE Four Mile Dr
SIZE OF PLAT: 12.15 acres
ZONING: Deer Creek PUD

LOTS:

NUMBER: 50 single-family lots
SIZE/DENSITY: 5.98 units per acre
USE: Residential
BUILDING LINES: **Lots 1-30 (60' min. lot width)**
Front: 30' for garage doors
25' for house
15' for porch
Rear: 30' (decks may extend 12' into)
10' for front-loaded detached garage
Side: 12' total (min. 6' one side)
Lots 31-50 (45' min. lot width)
Front: 25' for garage doors and house
15' for porch
Rear: 25' (decks may extend 12' into)
10' for front-loaded detached garage
Side: 10' total (min. 5' one side)
20' from side-street
0' for bi-attached homes

PARK SITE DEDICATION:

An 8.25-acre park has been identified on the Deer Creek South Phase 2 Preliminary Plat. The developer requests that the City defer the park site dedication requirement until a future phase of development. The deferred park site dedication shall be part of a future conveyance of real property. The dedication should satisfy most of the park site requirement for the entire Deer Creek South Phase 2 Development.

ADJACENT LANDS:

NORTH: Deer Creek Phase 3 Preliminary Plat area
SOUTH: E 1st St; Single-family residence/crop land, zoned AT (County)
EAST: Deer Creek PUD unplatted land
WEST: Single-family residence/crop land, zoned Deer Creek PUD

STREET DEVELOPMENT:

NAME: NE Deerfield Dr
LENGTH: Approximately 300 feet
CLASSIFICATION: Minor Collector
R.O.W. (REQ'D./PROV.): 70'/70'
PAVEMENT WIDTH: 31'

NAME: NE 6th St
LENGTH: Approximately 560 feet
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 29'

NAME: NE Whitetail Dr
LENGTH: Approximately 1,075 feet
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 29'

NAME: NE 8th St
LENGTH: Approximately 800 feet
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 29'

WASTE WATER:

PROJECTED FLOWS: 50 units X 3 pers. per house X 300 gal. per day/pers.= 45,000 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 Four Mile Creek Drainage Basin

WATER SYSTEM:

USAGE: 50 units X 3 pers. per house X 100 gal. per day/person = 15,000 GPD

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

FINAL PLAT DRAWING:

Staff recommends approval.

CONSTRUCTION PLANS:

To be approved.