



*Plan and Zoning Commission
Staff Report*

Meeting Date: September 17, 2019

Agenda Item: Northgate East Plat 2 – Final Plat
Report Date: September 12, 2019 *ESC*
Prepared By: Derek Silverthorn
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the Northgate East Plat 2 Final Plat; a cost-participation request for the extension of 12-inch water main along NE Delaware Ave in an amount estimated to be \$4,015.00; and a cost-participation request for the extension of 8-foot trail along NE Delaware Ave in an amount estimated to be \$3,087.00.

Project Summary:

Northgate East Plat 2 is a proposed 10.20-acre (+/-) plat, which is part of, and in accordance with, the 43-acre Northgate East PUD. The subject plat creates 35 rowhouse townhome residential lots, one street lot (Street Lot A), and one outlot (Outlot W) for future development. The 35 rowhouse townhome residential lots will have minimum lot widths of 20 feet with an overall density of 11.71 units/acre, in accordance with the Northgate East PUD approved on September 8, 2015, and the Northgate East PUD Site Plan approved on November 7, 2016.

Project Report:

Streets: This plat will be accessed from NE Briarwood Dr, which will be extended north to connect with the Kimberley Estates Development north of the subject plat. NE 58th Ln will intersect with NE Briarwood Dr, extend east, and intersect with NE Dawson Ln and NE Lowell Ln before terminating near NE Delaware Ave. NE Lowell Ln will be extended south, connecting with Northgate East Plat 1. 5-foot sidewalk will be provided along NE Briarwood Dr; and 8-foot trail will be provided along NE Delaware Ave via City cost participation in an amount estimated to be \$3,087.00.

Water: The applicant has requested City cost participation—in an amount estimated to be \$4,015.00—for the extension of 12-inch water main along NE Delaware Ave, terminating at the northern limit of the plat. 8-inch water main will be installed along NE Briarwood Dr, and throughout the remainder of the development.

Sewer: 8-inch sanitary sewer exists south of the proposed plat along NE Briarwood Dr, which will be extended north and throughout the remainder of the development. This 8-inch sewer

flows south along NE Briarwood Dr, then west along NE 54th St. Ultimately, the sanitary sewer will convey into the Four Mile Trunk Sewer.

Drainage: Storm water for this plat will be managed via drainage easements which carry storm water to a storm sewer easement, and convey under NE Briarwood Dr before outletting into the tributary to Four Mile Creek to the west of the platted area. Ultimately, the plat will drain into Four Mile Creek.

Parkland: Parkland for the entire Northgate development has been considered. Outlot Y on the Northgate East Plat 1 Final Plat has been identified as the land area to be dedicated to satisfy the City of Ankeny park site dedication requirements. Additional parkland will be deeded with future Northgate development to the west of the subject 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 the park site requirement for the Northgate East Development.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Northgate East Plat 2
NAME OF OWNER/ DEVELOPER: Jerry's Homes, Inc

GENERAL INFORMATION:

PLAT LOCATION: West of NE Delaware Ave; ¼-mile north of NE 54th St
SIZE OF PLAT: 10.20 acres
ZONING: Northgate East PUD

LOTS:

NUMBER: 35 rowhouse townhome lots
SIZE/DENSITY: 11.71 units per acre
USE: Residential
BUILDING LINES: Front: 30' from public ROW
20' from back of curb of all private drives
Rear: 30' from public ROW
20' from back of curb of all private drives

PARK SITE DEDICATION:

Parkland for the entire Northgate development has been considered. Outlot Y on the Northgate East Plat 1 Final Plat has been identified as the land area to be dedicated to satisfy the City of Ankeny park site dedication requirements. Additional parkland will be deeded with future Northgate development to the west of the subject 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 the park site requirement for the Northgate East Development.

ADJACENT LANDS:

NORTH: Kimberley Estates Development
SOUTH: Northgate East Plat 1
EAST: NE Delaware Ave
WEST: Northgate East Greenway

STREET DEVELOPMENT:

NAME: NE Briarwood Dr
LENGTH: 288'
CLASSIFICATION: Minor Collector
R.O.W. (REQ'D./PROV.): 70'/70'; 60'/60'
PAVEMENT WIDTH: 31'

NAME: NE 58th Ln
LENGTH: 450.00'
CLASSIFICATION: N/A
R.O.W. (REQ'D./PROV.): N/A
PAVEMENT WIDTH: 27'

NAME: NE Dawson Ln
LENGTH: 166.07
CLASSIFICATION: N/A
R.O.W. (REQ'D./PROV.): N/A
PAVEMENT WIDTH: 25'

NAME: NE Lowell Ln
LENGTH: 167.08' & 122.50'
CLASSIFICATION: N/A
R.O.W. (REQ'D./PROV.): N/A
PAVEMENT WIDTH: 25' & 27'

WASTE WATER:

PROJECTED FLOWS: 35 units X 3 pers. per house X 300 gal. per day/pers.= 31,500 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: 35 units X 3 pers. per house X 100 gal. per day/person = 10,500 GPD

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

FINAL PLAT DRAWING:

Staff recommends approval.

CONSTRUCTION PLANS:

To be approved.