



*Plan and Zoning Commission
Staff Report*

Meeting Date: October 7, 2019

Agenda Item: Brinmore Estates Plat 3 – Preliminary Plat
Report Date: October 3, 2019
Prepared By: Ruth Hulstrom
Planner I

ESC

Staff Recommendation

That the Plan and Zoning Commission recommend City Council approval of the Brinmore Estates Plat 3 Preliminary Plat subject to City Council approval of the Harmon Property rezoning.

Project Summary

Brinmore Estates Plat 3 is a proposed 10-acre (+/-) preliminary plat located east of NW Abilene Road and approximately a third of a mile north of NW 36th Street. The preliminary plat includes 42 bi-attached single-family residential lots, one outlot (Outlot Z), and three street lots (Street Lot 'A', 'B', and 'C').

The subject area is currently undergoing rezoning from R-1, One-Family Residence District to R-2, One-Family and Two-Family Residence District. The public hearing and 1st reading for this rezoning took place at City Council on September 16, 2019. The 3rd and final reading for the proposed rezoning is anticipated to take place October 21, 2019.

Project Report

Streets: There are three streets lots proposed. Street Lot 'A' or NW Sharmin Avenue is proposed to run south to north along the west side of the property and connect to NW 44th Street and NW 43rd Street. It will dead end at the north property boundary. A temporary off-site turnaround is proposed. Street Lot 'B' will start as NW 44th Street where it intersects with NW Sharmin Avenue and run west to east then curve and become NW Arlan Drive, which will run north to south before connecting to NW 43rd Street. Street Lot 'C' or NW 43rd Street will run east to west. At the east property line it will dead end and a temporary off-site turnaround is proposed. It will run west to the property line and eventually connect to NW Abilene Road.

Eight-foot sidewalk is proposed along the south side of NW 43rd Street. Five-foot sidewalk is proposed throughout the rest of the development.

*City staff will be requesting that the applicant change NW Sharmin Avenue to NW Sharmin Drive on the preliminary plat to align with the existing NW Sharmin Drive. There is no street currently named NW Sharmin Avenue in Ankeny.

- Water: 10-inch water main is currently located along the north side of NW 43rd Street at the west property line. 10-inch water main will be extended along NW 43rd Street to the east property line. Eight-inch water main will connect to the 10-inch water main along NW 43rd Street and run along the east side of NW Sharmin Avenue and NW Arlan Drive and the north side of NW 44th Street.
- Sewer: 18-inch sanitary sewer is currently located along NW 43rd Street just inside the existing property boundary. 8-inch sanitary sewer will extend north from this location along NW Sharmin Avenue and east along NW 43rd Street. 8-inch sanitary sewer will also be extended to NW 44th Street and NW Arlan Drive from either NW 43rd Street or NW Sharmin Avenue. The property is located in the Northern Interceptor Trunk Sewer District and will require a connection fee.
- Drainage: Storm sewer and storm water detention are provided throughout the proposed development, with storm sewer outletting from multiple points into two onsite detention ponds before outletting off-site to the east and draining northeast. One detention pond is located in the northwest corner of the site and will help manage water that drains north along the west property line. The water from this pond will eventually flow east into the larger detention pond. The larger detention pond is located in the northeast corner of the site and collects and manages most of the water on the site before outletting to the east.
- Parkland: There is no proposed parkland with this development. As such, the developer will be required to provide payment in lieu of parkland and a parksite dedication agreement at the time of final platting. Parksites dedication is required at \$12,000/acre due at the time of final platting.