



*Plan and Zoning Commission
Staff Report*

Meeting Date: October 7, 2019

Agenda Item: Metro North II Plat 6 – Final Plat

Report Date: October 2, 2019 EIC

Prepared by: Kellen Gorman
Planner I

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of Metro North II Plat 6 Final Plat.

Project Summary:

Metro North II Plat 6 is a two-lot 4.34 acre plat located on SE Oralabor Road, east of the AmericInn Lodge & Suites and directly north of Accu-Mold. The plat is within the M-1: Light Industrial District.

Project Report:

Denny Elwell Family, LC proposes subdivision of 4.34 acres of land into two developable lots. A potential hotel user has been identified for the western, larger lot, and there are no plans to develop the smaller eastern lot at this time. The applicant will be required to extend sanitary sewer to Lot 2 when Lot 1 develops. Public improvement plans for the sewer extension will be reviewed during the site plan approval process. There are no other public improvements associated with this plat, and parkland dedication is not required for commercial developments.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Metro North II Plat 6
NAME OF OWNER: Denny Elwell Family LC
NAME OF DEVELOPER: Denny Elwell Family LC

GENERAL INFORMATION:

PLAT LOCATION: East of SE Creekview Drive, North of SE Oralabor Road
SIZE OF PLAT: 4.34
ZONING: M-1 Light Industrial District

LOTS:

NUMBER: Two Lots
USE: Commercial Development
BUILDING LINES: 50' front and 40' rear yard setbacks

ADJACENT LAND:

NORTH: Metro North II Plat 1
SOUTH: SE Oralabor Rd
EAST: Metro North II Plat 4
WEST: Undeveloped – M-1 Zoning

WASTE WATER:

PROJECTED FLOWS: Undetermined
TREATMENT PLANT CAPACITY: Design 200 MGD; current daily avg. 132 MGD.

STORM WATER:

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

WATER SYSTEM:

PROJECTED USAGE: approximately 4.34 acres of developable land x 3,300 GPD/acre = 14,322 GPD
SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 3.9 MGD

FINAL PLAT DRAWING: Staff recommends approval.