

Agenda Item: Attivo Trail Ankeny Neighborhood Plan
Report Date: October 17, 2019
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Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the Attivo Trail Ankeny Neighborhood Plan.

Project Summary:

Attivo Trail Ankeny consists of approximately 12.30 acres owned by DRA Properties. The site is located east of SW State Street, north of SW Magazine Road and west of future SW Des Moines Street. The applicant, Haverkamp Properties, LLC, is proposing to develop the area as a single lot to be owned and maintained by a single ownership entity. The property is zoned Prairie Trail PUD and the area is identified as part of the Mixed Use Residential Neighborhood Precinct. The proposed use is Retirement Residential. The active adult community apartments and amenities will be marketed to seniors fifty-five and older. The proposed development would not provide assisted or dependent care.

Project Report:

Existing SW Magazine Road and future SW Des Moines Street form the southern and eastern borders, respectively, of this neighborhood. Access points have been identified on SW Magazine Road and future SW Des Moines Street. An existing Vintage Cooperative of Ankeny access onto SW Westview Drive will be utilized as a shared connection to gain access to the west.

The general building design and site layout including utilities, grading, landscape screening and amenity areas are part of the Neighborhood Plan. The building and site are planned in three phases. The 4-story building is proposed with a central internal courtyard with a 3-story east wing. Parking for residents and visitors will be provided with underground parking, private garage stalls, and a series of parking areas.

The public utilities for this lot have been approved as part of the Parkway North at Prairie Trail Plat 2 construction plans. All proposed storm sewer, sanitary sewer and water main shown on the neighborhood plan set shall be privately owned and maintained. As part of a regional detention area, storm water in this development will be directed east and under SW Des Moines Street to the series of ponds planned for Lot Z, Parkway North at Prairie Trail Plat 1. Garbage collection and disposal will happen at a central dumpster / trash compactor east of the building.

Since the building is shown some distance from SW Magazine Road and SW Des Moines Street, a fence with piers and a landscape buffer will be required to address the public street. A private dog park is also proposed in the southwest corner of the site.

It is recommended that the Plan and Zoning Commission recommend City Council approval of this neighborhood plan. A final plat and site plan are forthcoming. The building elevations and any signage proposed require approval by the Prairie Trail Architectural Review Board.