

*Meeting Date: November 4, 2019*

---

**Agenda Item:** Ruan Crosswinds Plat 1 Final Plat  
**Report Date:** May 17, 2019 *ESC*  
**Prepared By:** Derek Silverthorn  
Associate Planner

**Staff Recommendation:**

That the City Council approve the Ruan Crosswinds Plat 1 Final Plat.

**Project Summary:**

Ruan Crosswinds Plat 1 is a 21.66-acre plat within the Crosswinds Business Park PUD, and is located southwest of SE Corporate Woods Dr; and north of SE 72<sup>nd</sup> St. The proposed final plat is in conformance with Neighborhood Plan #3, which was approved on February 4, 2019. This plat creates one buildable “flex” lot, as described in the PUD, and one street lot. Lot 1 will be developed as a new terminal for Ruan Transport Corporation—the site plan of which is currently under review—while Street Lots A, B, and C will be deeded to the City for SE 72<sup>nd</sup> St and SE Corporate Woods Dr right-of-way improvements.

**Project Report:**

- Streets:** The plat will not include the development of any new streets; however, Street Lots A, B, and C will be deeded to the City for SE 72<sup>nd</sup> St and SE Corporate Woods Dr right-of-way improvements.
- Water:** A 12” water main currently exists along the southwest side of SE Corporate Woods Dr. 8” water main will be extended from this main, running west along the south side of SE 72<sup>nd</sup> St to the west property boundary of this site. The site will be serviced with 6” water from this new 8” main.
- Sewer:** An 8” sanitary sewer line currently exists on property south of this site and SE 72<sup>nd</sup> St. The site will utilize 6” sanitary sewer service extended from this location. Ultimately, this sewer conveys into a 15” trunk sewer on the northeast side of SE Corporate Woods Dr that flows southeast.
- Drainage:** Storm water will drain northeast toward SE Corporate Woods Dr into a drainage easement along the east property line of Lot 1, which conveys into White Breast Creek east of SE Corporate Woods Dr, and ultimately into Four Mile Creek.

**CITY OF ANKENY  
SUBDIVISION DATA**

**NAME OF PLAT:** Ruan Crosswinds Plat 1  
**NAME OF OWNER:** Ruan Transport Corporation  
**NAME OF DEVELOPER:** Ruan Transport Corporation

---

**GENERAL INFORMATION:**

**PLAT LOCATION:** South and west of SE Corporate Woods Dr; north of SE 72<sup>nd</sup> St  
**SIZE OF PLAT:** 21.66 acres  
**ZONING:** Crosswinds Business Park PUD

**LOTS:**

**NUMBER:** One buildable lot; three street lots  
**SIZE/DENSITY:** Lot 1 – 20.59 acres; Street Lot A – 1.07 acres; Street Lot B – 0.15 acres;  
Street Lot C - <0.01 acres  
**USE:** Flex  
**BUILDING LINES:** 50' front yard setback; 35' rear yard setback; 25' side yard setback

**PARK SITE DEDICATION:**

Park site dedication is not required for commercial/industrial development.

**ADJACENT LANDS:**

**NORTH:** SE Corporate Woods Dr; Railroad; Baker Group  
**SOUTH:** SE 72<sup>nd</sup> St; Undeveloped, zoned Crosswinds Business Park PUD  
**EAST:** SE Corporate Woods Dr; Undeveloped, zoned R-1 and Crosswinds Business Park PUD  
**WEST:** Single-family residential; Undeveloped, zoned Crosswinds Business Park PUD

**STREET DEVELOPMENT:**

None; Street Lots A, B, and C to be deeded to the City for SE 72<sup>nd</sup> St and SE Corporate Woods Dr ROW improvements.

**WASTE WATER:**

**PROJECTED FLOWS:** 20.59 acres of land x 1,000 gal. per day/acre of developable land = 20,590 GPD Est.

**TREATMENT PLANT CAPACITY:** 12.1 MGD; current daily avg. 6.41 MGD

**NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE:** Four Mile Trunk Sewer

**STORM WATER:**

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

**WATER SYSTEM:**

**USAGE:** 20.59 acres of developable land x 1000 gal. per day/acre of developable land = 20,590 GPD Est

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

**FINAL PLAT:**

Staff recommends approval.

**CONSTRUCTION PLANS:**

Approved by staff on May 1, 2019.