

Agenda Item: Aspen Ridge Estates Plat 5 – Final Plat
Report Date: October 2, 2019
Prepared by: Kellen Gorman *ETC*
Planner I

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of Aspen Ridge Estates Plat 5 Final Plat.

Project Summary:

Aspen Ridge Estates Plat 5 is a proposed 13.90 acre development located north of NW 26th Street and west of NW Northpark Drive. The development consists of two street lots and 47 single family detached residential lots, restricted to single-family residential dwellings and minimum 70 foot wide lot widths.

Project Report:

This plat will include the construction of NW Reinhart Drive and NW 27th Street. The streets in this plat will provide cross access from Aspen Ridge Estates Plat 2 to the west with Ashland Ridge Plat 2 to the east.

Eight inch water main and eight inch sanitary sewer utilities will serve the development. Storm sewer will be installed with development of the street, generally carrying storm water runoff west towards detention areas located within Aspen Ridge Estates Plat 2.

A small amount of parkland located in 'Outlot Z' will be dedicated at the time of final plat acceptance, as a majority of the parkland for the Aspen Ridge Estates development is to be dedicated with the final acceptance of Aspen Ridge Estates Plat 2 and Aspen Ridge Estates Plat 3.

This final plat follows the approval of the Aspen Ridge Estates Rezoning Area D that was passed by the City Council on September 3rd, 2019.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Aspen Ridge Estates Plat 5
NAME OF OWNER: Diamond Development LLC
NAME OF DEVELOPER: Diamond Development LLC

GENERAL INFORMATION:

PLAT LOCATION: North of NW 26th Street and west of NW Northpark Drive
SIZE OF PLAT: 13.90
ZONING: R-3 Multiple-Family Residence District, restricted single-family detached dwellings and minimum 70 foot wide lot widths.

LOTS:

NUMBER: 47 Lots, 2 Street Lots, 1 Outlot (Parkland)
USE: Single-family detached dwellings
BUILDING LINES: 30' front and 35' rear yard setbacks, 15'-17' side yard

PARK SITE:

PARK LAND DEDICATION: The developer is dedicating parkland as a part of Aspen Ridge Estates Plat 2 and Aspen Ridge Estates Plat 3

NEAREST DEVELOPED PARK LOCATION: Ashland Meadows Park

ADJACENT LAND:

NORTH: Aspen Ridge Estates Plat 2
SOUTH: Ashland Meadows Plat 6
EAST: Ashland Ridge Plat 2/Plat 3
WEST: Aspen Ridge Estates Plat 2

WASTE WATER:

PROJECTED FLOWS: 47 units X 3 persons/house X 300 gallons /day/person = 42,300 GPD
TREATMENT PLANT CAPACITY: Design 200 MGD; current daily avg. 132 MGD.
NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: Northern Interceptor Trunk Sewer

STORM WATER:

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

WATER SYSTEM:

PROJECTED USAGE: approximately 13.90 acres of developable land x 3,300 GPD/acre = 45,870 GPD
SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 3.9 MGD.

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved by staff.