



*Plan and Zoning Commission
Staff Report*

Meeting Date: July 16, 2019

Agenda Item: Aspen Ridge Estates Plat 4 – Final Plat
Report Date: July 11, 2019 *EJC*
Prepared by: Kellen Gorman
Planner I

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council preliminary approval of Aspen Ridge Estates Plat 4 Final Plat and cost sharing in the amount of \$600, for the construction of three cast iron domes.

Project Summary:

Aspen Ridge Estates Plat 4 is a proposed 19.06 acre development located east of NW State Street and south of NW 36th Street. The development consists of one street lot and one outlot to facilitate the development of residential townhomes.

Project Report:

Diamond Development LLC, proposes subdivision of 19.05 acres of land east of NW State Street and south of NW 36th Street. The final plat shows Outlot Z, approximately 17 acres in size, zoned R-3, Multiple-Family Residence District, restricted to ten units an acre and no apartments. This outlot will need to be platted in the future to allow for any building construction.

This plat will include the construction of NW 34th Street, located within Street Lot A. The construction of NW 34th Street will provide Outlot Z access to NW 36th Street and NW State Street. NW 34th Street will also provide access for the proposed commercial outlots just north of this final plat.

Eight inch water main and eight inch sanitary sewer utilities will be extended from NW 36th Street, south towards Outlot Z to serve the development. Storm sewer will be installed with development of the street, ranging in size from 15 inches to 24 inches, generally carrying storm water runoff southwest towards detention areas located within Aspen Ridge Estates Plat 2.

Parkland for this development is to be dedicated with the final acceptance of Aspen Ridge Estates Plat 2 and Aspen Ridge Estates Plat 3. Staff is requiring that a landscape buffer be identified along the eastern property boundary to provide screening for the existing developments to the east.

This final plat follows the approval of the Aspen Ridge Estates Rezoning Area B that was passed by the City Council on May 20th, 2019.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Aspen Ridge Estates Plat 4
NAME OF OWNER: Diamond Development LLC
NAME OF DEVELOPER: Diamond Development LLC

GENERAL INFORMATION:

PLAT LOCATION: East of NW State Street and south of NW 36th Street
SIZE OF PLAT: 19.05 acres
ZONING: R-3 Multiple-Family Residence District, restricted to ten units an acre and no apartments

LOTS:

NUMBER: 1 Outlot
USE: Residential townhomes
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: Vacant land
SOUTH: Vacant land
EAST: Prairie Ridge Estates
WEST: NW State Street

WASTE WATER:

PROJECTED FLOWS: *Unable to determine – undevelopable lots*
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 17 acres of developable land x 3,300 GPD/acre = 56,100 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.