



*Plan and Zoning Commission  
Staff Report*

*Meeting Date: November 5, 2019*

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**Agenda Item:** Harvest Ridge Plat 2 – Final Plat  
**Report Date:** October 28, 2019 *ESC*  
**Prepared By:** Derek Silverthorn  
Associate Planner

**Staff Recommendation:**

That the Plan and Zoning Commission recommend City Council approval of the Harvest Ridge Plat 2 Final Plat.

**Project Summary:**

Harvest Ridge Plat 2 is a proposed 12.47-acre (+/-) plat located east of US HWY 69 and approximately ¼-mile north of NE 54<sup>th</sup> St. The subject plat creates 37 single-family residential lots, and three street lots (A, B, and C). The proposed plat is in general conformance with the Harvest Ridge preliminary plat approved on June 3, 2019. All 37 single-family residential lots are platted in accordance with the current zoning as R-3, Multiple-Family Residence District, restricted to single-family.

**Project Report:**

**Streets:** The proposed development will be accessed from N Ankeny Blvd, through the Harvest Ridge Plat 1 area. This plat includes an extension of NE 62<sup>nd</sup> St, which will advance easterly through a proposed T-intersection with NE Sherman Dr prior to terminating at the eastern plat boundary, lending future potential to connect with the Northgate West development. NE Sherman Dr will extend south from the intersection with NE 62<sup>nd</sup> St, where it will intersect with NE 60<sup>th</sup> Ct prior to reaching the southern plat boundary, connecting with an existing portion of NE Sherman Dr. All proposed roads in the development will be required to have five foot sidewalks.

**Water:** Eight-inch water main was installed at the intersection of N Ankeny Blvd and NE 62<sup>nd</sup> St, and east along NE 62<sup>nd</sup> St with Harvest Ridge Plat 1. This water main will continue to extend east along NE 62<sup>nd</sup> St, and throughout the remainder of the development of Harvest Ridge Plat 2.

**Sewer:** Eight-inch sanitary sewer will extend from existing portions of NE 62<sup>nd</sup> St and NE Sherman Dr in Harvest Ridge Plat 1 into and throughout the Harvest Ridge Plat 2 area. The eight-inch sewer flows off-site into a 30-inch sanitary sewer located along NE 54<sup>th</sup> St, which ultimately conveys into the Four Mile trunk sewer.

**Drainage:** Storm sewer and drainage are provided throughout the proposed development, with storm sewer outletting into a regional detention pond created by Outlots Y and Z, Harvest Ridge Plat

1. Storm water will convey from this created detention pond through an existing pond on the Elwell property, and ultimately into Four Mile Creek.

Parkland: No parkland is proposed with this development. The developer requests that the City accept payment in lieu of parkland, in an amount equal to \$5,834.99 based on \$12,000 per acre, in fulfillment of the park site dedication requirement as specified in the City's subdivision regulations in Chapter 200.35.A.1 (Criteria for Requiring Parkland Dedication) for Development.

**CITY OF ANKENY  
SUBDIVISION DATA**

**NAME OF PLAT:** Harvest Ridge Plat 2  
**NAME OF OWNER/ DEVELOPER:** JDEV, LLC

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**GENERAL INFORMATION:**

PLAT LOCATION: East of US HWY 69; ¼-mile north of NE 54<sup>th</sup> St  
SIZE OF PLAT: 12.47 acres  
ZONING: R-3, Multiple-Family Residence District, restricted to single-family

**LOTS:**

NUMBER: 37 single-family lots; 3 street lots  
SIZE/DENSITY: 3.81 units per acre  
USE: Residential  
BUILDING LINES: Front: 30'  
Rear: 35'  
Side: 15' total (min. 7' one side)

**PARK SITE DEDICATION:**

The developer requests that the City accept payment in lieu of parkland, in an amount equal to \$5,834.99 based on \$12,000 per acre, in fulfillment of the park site dedication requirement as specified in the City's subdivision regulations in Chapter 200.35.A.1 (Criteria for Requiring Parkland Dedication) for Development.

**ADJACENT LANDS:**

NORTH: Outlot X, Harvest Ridge Plat 1; Cropland zoned AG, Agricultural District (Polk County)  
SOUTH: Single-family residential, Harvest Ridge Plat 1  
EAST: Northgate West Development, zoned R-3, restricted to single-family  
WEST: Single-family residential, Harvest Ridge Plat 1

**STREET DEVELOPMENT:**

NAME: NE 62<sup>nd</sup> St  
LENGTH: 995'  
CLASSIFICATION: Minor Collector  
R.O.W. (REQ'D./PROV.): 70'/70'  
PAVEMENT WIDTH: 31'

NAME: NE Sherman Dr  
LENGTH: 756'  
CLASSIFICATION: Normal Residential  
R.O.W. (REQ'D./PROV.): 60'/60'  
PAVEMENT WIDTH: 27'

NAME: NE 60<sup>th</sup> Ct  
LENGTH: 120'  
CLASSIFICATION: Normal Cul-de-Sac  
R.O.W. (REQ'D./PROV.): 60'/60'  
PAVEMENT WIDTH: 27'

**WASTE WATER:**

PROJECTED FLOWS: 37 units X 3 pers. per house X 300 gal. per day/pers.= 33,300 GPD

WRA CAPACITY: 200 MGD; current daily avg. 132 MGD

NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: Four Mile Trunk Sewer

**STORM WATER:**

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

**WATER SYSTEM:**

USAGE: 37 units X 3 pers. per house X 100 gal. per day/person = 11,100 GPD

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

**FINAL PLAT DRAWING:**

Staff recommends approval.

**CONSTRUCTION PLANS:**

Approved on October 24, 2019.