



*Plan and Zoning Commission
Staff Report*

Meeting Date: December 3, 2016

Agenda Item: Brinmore Estates Plat 3 Final Plat
Report Date: November 26, 2019 *EJC*
Prepared by: Ruth Hulstrom
Planner I

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of Brinmore Estates Plat 3 Final Plat and recommend City Council authorization of \$6,961.50 cost participation for sidewalk oversizing and approval of a parksite dedication agreement prior to acceptance.

Project Summary:

D.R. Horton – Iowa LLC is proposing a 10.0-acre plat located north of NW 36th Street and Rock Creek Elementary and east of NW Abilene Road. The plat consists of 42 bi-attached single family lots, three street lots and an outlot for stormwater detention. The proposed plat is consistent with the preliminary plat approved by City Council October 21, 2019. The rezoning for this property from R-1, One-Family Residence District to One-Family and Two-Family Residence District was approved by City Council October 21, 2019.

Project Report:

- Streets:** The general layout includes the following north/south street extensions: NW Sharmin Drive and NW Arlan Drive. East/west streets include: NW 43rd Street and NW 44th Street. NW 43rd Street is a proposed collector road with 8-foot sidewalks on the south side. Cost-sharing is requested for the three additional feet of sidewalk.
- Water:** A ten-inch water main currently exists along the north side of NW 43rd Street and will be extended along NW 43rd Street from the west to the east property line. Eight-inch water main will be extended generally along the north and east sides of the other public streets within the development.
- Sewer:** The Northern Interceptor Trunk sewer main exists at the southwest corner of the property. The developer is proposing to connect to the trunk sewer and run 8-inch sewer east along NW 43rd Street and north along NW Sharmin Drive and NW Arlan Drive. 8-inch sewer will also run east/west along NW 44th Street.
- Drainage:** Storm water for Lots 1A-4B generally drain north to Outlot 'Z' where it will be detained for a period of time before outletting east to the northeast detention area. The plat shows storm water for the northern lots, east of NW Sharmin Drive, flowing north and east to the northeast detention area. Southern lots on the plat have water flowing south and east and then heading north. Ultimately, storm water ends up flowing north towards the Terrell's property located adjacent to the proposed plat. City staff have encouraged the developer to seek approval from the Terrell's in regard to the storm water flowing to the pond on their property.

Parkland: The developer is proposing to provide required parksite dedication through payment in lieu of dedication. Payment and a parksite dedication agreement will be due before the final plat goes to Council.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Brinmore Estates Plat 3
NAME OF OWNER: D.R. Horton – Iowa LLC
NAME OF DEVELOPER: D.R. Horton – Iowa LLC

GENERAL INFORMATION:

PLAT LOCATION: North of Rock Creek Elementary/NW 36th Street and east of NW Abilene Road.
SIZE OF PLAT: 10.0 acres
ZONING: R-2, One-Family and Two-Family Residence District

LOTS:

NUMBER: 42 single-family bi-attached lots
SIZE/DENSITY: 4.2 units per acre
USE: Single Family
BUILDING LINES: 30' front and 35' rear yard setbacks

PARK SITE DEDICATION:

The developer has indicated they would like to provide required parksite dedication through payment in lieu of dedication. The required parkland is 0.74 acres and equals a payment of \$8,800.00.

ADJACENT LANDS:

NORTH: Un-platted land, zoned R-1
SOUTH: City-owned vacant land
EAST: City-owned vacant land
WEST: Brinmore Estates Plat 1, zoned R-2

STREET DEVELOPMENT:

NAME: NW 43rd Street
LENGTH: ~663.06'
CLASSIFICATION: Minor Collector
R.O.W. (REQ'D/PROV.): 70'/70'
PAVEMENT WIDTH: 31 feet

NAME: NW Sharmin Drive
LENGTH: ~499.09'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D/PROV.): 60'/60'
PAVEMENT WIDTH: 27 feet

NAME: NW Arlan Drive
LENGTH: ~283.03'
CLASSIFICATION: Normal Looping
R.O.W. (REQ'D/PROV.): 60'/60'
PAVEMENT WIDTH: 27 feet

NAME: NW 44th Street
LENGTH: ~298.04'
CLASSIFICATION: Normal Looping
R.O.W. (REQ'D/PROV.): 60'/60'
PAVEMENT WIDTH: 27 feet

WASTE WATER:

PROJECTED FLOWS: 42 units X 3 persons/house X 300 gallons/day = 37,800 GPD

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

NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: Northern Interceptor Trunk Sewer

STORM WATER:

BASIN FLOWS: This plat lies in the Rock Creek Drainage Area.

WATER SYSTEM

PROJECTED USAGE: 42 units x 3 persons/house x 100 gallons/day = 12,600 GPD

SUPPLY CAPACITY: 13.72 MGD; current daily average 3.9 MGD

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved by staff.