



*Plan and Zoning Commission
Staff Report*

Meeting Date: March 3, 2020

Agenda Item: Elwell Estates Final Plat

Report Date: February 27, 2020

Prepared By: Deb Gervais, AICP
Associate Planner

ETC

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of Elwell Estates Final Plat.

Project Summary:

Elwell Estates is a proposed 11.60-acre development with two single-family lots, two outlots for future development, and three outlots containing floodplain. The plat area is located north of NE 18th Street and west of NE Delaware Avenue. The area is zoned R-1, One-Family Residence District.

Project Report:

The Elwell Estates Final Plat creates two lots for existing properties and sets aside Outlot Y and Outlot Z for future development. Outlots V, W, and X are not buildable as they contain floodplain.

There are no public water improvements. An existing 8-inch sanitary sewer will be extended 159-feet further west. The sanitary sewer leads to a 24-inch sewer along Four Mile Creek.

There are no additional storm water improvements planned for this site.

Lots 1 and 2 have already been developed prior to this plat, so no park site dedication is required. The future development that is proposed for Outlots Y and Z will require park site dedication.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Elwell Estates

NAME OF OWNER/ DEVELOPER: Denny Elwell Family, LC

GENERAL INFORMATION:

PLAT LOCATION: North of NE 18th Street and west of NE Delaware Avenue
SIZE OF PLAT: 11.60-acres
ZONING: R-1, One-Family Residence District

LOTS:

NUMBER: 2 single-family lots
SIZE/DENSITY: 0.34 units per acre
USE: Residential
BUILDING LINES: 35' front yard setback; 35' rear yard setback;
side yard setback 20' (>1 story-10' minimum); 18' (1 story-8' minimum)

PARK SITE DEDICATION:

Lots 1 and 2 have already been developed prior to this plat, so no dedication is required. The future development that is proposed for Outlots Y and Z will require park site dedication.

ADJACENT LANDS:

NORTH: R-1 – Briar Ridge Equestrian Manor
SOUTH: R-1 – Barclay Plat 8
EAST: R-1 – Unplatted residential use
WEST: R-1 – Northbrook Plat 2

STREET DEVELOPMENT: NONE

WASTE WATER:

PROJECTED FLOWS: 2 units X 3 person. per house X 300 gal. per day/pers.= 1,800 GPD
WRA CAPACITY: 200 MGD; current daily avg. 132 MGD
NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: 24" North Four Mile Trunk Sewer

STORM WATER:

BASIN FLOWS: This plat lies in the North Four Mile Basin

WATER SYSTEM:

USAGE: 2 units X 3 persons/house X 100 gal. per day/person = 600 GPD
SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 3.9 MGD.

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved.