
Agenda Item: Hulsizer Commercial Plat 1 Final Plat
Report Date: March 31, 2020 *ESC*
Prepared By: Ruth Hulstrom
Planner I

Staff Recommendation

That the Plan and Zoning Commission recommend City Council approval of the Hulsizer Commercial Plat 1 Final Plat.

Project Summary

The proposed Hulsizer Commercial Plat 1 Final Plat is a 3-lot, 8.64 acre plat located north of SE Oralabor Road and west of SE Hulsizer Road. Street access for the proposed plat is via the future realigned SE Hulsizer Road and/or a private road shown as Outlot 'Z'. Lot 1 is shown as 3.22 acres, Lot 2 is 2.59 acres, and Lot 3 is 2.47 acres. The site is zoned M-1, which allows for both light industrial and commercial uses. A site plan for Lots 1 and 2, was submitted on February 28, 2020 and is tentatively set for the April 21, 2020 Plan and Zoning Commission agenda. Approval of the site plan is contingent upon the City Council approving the final plat.

Project Report

Streets: There is no additional street development with this plat. The plat outlines the proposed future realignment of SE Hulsizer Road. A 30' Ingress/Egress Easement is proposed between and through Lots 1 and 2 and between Lots 2 and 3. Furthermore, a note on the final plat states that Outlot 'Z' is proposed to be utilized for ingress/egress between all lots.

Water: An 8-inch water main currently exists along the future realigned SE Hulsizer Road.

Sewer: A 10-inch sanitary sewer main exists just outside the north property boundary of Lot 3.

Drainage: There are four proposed Storm Water Management Easements, two on Lot 1 and one each on Lots 2 and 3. Two 15-foot Storm Water Easements are proposed, one on Lot 2 and one on Lot 3. There is an existing 30-foot Sanitary Sewer, Public Utility, and Drainage Easement partially located on the northern portion of Lot 3.

Parks: No parksite dedication is required.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Hulsizer Commercial Plat 1
NAME OF OWNER: KE Mezz LLC & Kinzler
NAME OF DEVELOPER: Walters LLC

GENERAL INFORMATION:

PLAT LOCATION: North of SE Oralabor Road, west of SE Hulsizer Road
SIZE OF PLAT: 8.64 acres
ZONING: M-1, Light Industrial District

LOTS:

NUMBER: 3 lots
SIZE/DENSITY: Lot 1 – 3.22 acres, Lot 2 – 2.59 Lot 3 – 2.47 acres
USE: Commercial/Light Industrial
BUILDING LINES: Front Yard Setback-50'; rear yard setback-40'

PARK SITE DEDICATION:

Park site dedication is not required for commercial/industrial development.

ADJACENT LANDS:

NORTH: Lots 3 & 7, Hicklin Industrial Park Plat 1
SOUTH: Lot 2, Hicklin Industrial Park Plat 3/Lot 1, Hicklin Industrial Park Plat 4
EAST: Lot 2, Hicklin Industrial Park Plat 4 (the remaining)
WEST: Lot 3, Hicklin Industrial Park Plat 2

STREET DEVELOPMENT:

PROJECTED TRAFFIC FLOW FROM AREA:
Commercial/light industrial uses to be determined – traffic flow will be determined for site plan approval.

NEAREST ARTERIAL: SE Oralabor Road

WASTE WATER:

PROJECTED FLOWS: 8.64 acres of land x 1000 gal. per day/acre of developable land = 8,640 GPD est.
TREATMENT PLANT CAPACITY: 12.1MGD; current daily avg. 4.2 MGD
NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: 30" Trunk Line adjacent to Interstate 35.

STORM WATER:

BASIN FLOWS: This plat lies in the Middle Four Mile Creek Drainage Area.

WATER SYSTEM:

USAGE: 8.64 acres of developable land x 1000 gal. per day/acre of developable land =
8,640 GPD Est

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

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved by staff.