



*Plan and Zoning Commission
Staff Report*

Meeting Date: April 21, 2020

Agenda Item: The Crossings at Deer Creek Plat 8 – Final Plat
Report Date: April 13, 2020
Prepared By: Derek Silverthorn *ETC*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend that City Council approve The Crossings at Deer Creek Plat 8 Final Plat; and recommend City Council authorization of a cost participation request for the extension of eight-foot shared use path along NE Four Mile Dr in an amount estimated to be \$4,127.50, and a cost participation request for the extension of 12-inch water main along NE Four Mile Dr in an amount estimated to be \$5,623.75.

Project Summary:

The Crossings at Deer Creek Plat 8 is a proposed 11.58-acre (+/-) plat located east of NE Four Mile Dr, and approximately ½-mile north of E 1st St. The subject plat creates 35 single-family residential lots, four outlots (W, X, Y, and Z), and three street lots (A, B, and C). All 35 single-family residential lots are platted in accordance with the Deer Creek South Phase 1 Preliminary Plat approved in 2016; and the amended Deer Creek PUD Conceptual Master Plan, approved in 2018.

Project Report:

Streets: The proposed development will be primarily accessed from a new portion of NE Four Mile Dr, which will advance northerly through a four-way intersection with NE 11th St. NE Four Mile Dr will terminate at the northern plat boundary, and be expanded further north with The Crossings at Deer Creek Plat 7. NE 11th St will extend east from NE Four Mile Dr through a four-way intersection with NE Meadow Crossing Dr. Advancing east/southeast, NE 11th St transitions into NE Meadow Landing Dr as it connects with an existing portion of NE Meadow Landing Dr near the southeastern plat boundary. NE Meadow Crossing Dr extends north from an existing portion of NE Meadow Crossing Dr, and terminates along the northern plat boundary, lending potential for future expansion.

An eight-foot shared use path will be constructed along the west side of NE Four Mile Dr, via City cost participation; and all other proposed roads in the development will be required to have five foot sidewalks.

Water: 12-inch water main is currently located south of the plat area along NE Four Mile Dr, which will be extended north to the northern limit of the plat, via City cost participation. Eight-inch water main will be installed throughout the remainder of the development, connecting to

existing eight-inch water main south of the plat area along NE Meadow Landing Dr, and west of the plat area along an existing portion of NE 11th St.

Sewer: 10-inch sanitary sewer is currently located south of the platted area along NE Four Mile Dr, which will be extended north to the northern plat boundary. Eight-inch sanitary sewer will extend east from the 10-inch sewer along NE Four Mile Dr, and be continued throughout the remainder of the development. Ultimately, wastewater will convey off-site to the southwest, and into the Four Mile trunk sewer.

Drainage: Storm sewer and overland flowage is provided throughout the proposed plat area. Stormwater in the eastern portion of the plat area will be routed south into an existing storm sewer along NE Meadow Crossing Dr south of the subject plat area, which conveys into an existing detention pond near the southeast corner of NE Four Mile Dr and NE 8th St. Stormwater in the northern portion of the plat area will drain off-site to the north toward a future regional detention pond; and the remaining stormwater in the plat will flow south and west into off-site storm sewer that conveys into a detention pond located on Outlot Y, The Crossings at Deer Creek Plat 2, and ultimately outlets into Deer Creek.

Parkland: The developer requests that the City defer the park site dedication requirement until a future phase of development. The deferred park site dedication shall be part of a future conveyance of real property, which will be an 8.25-acre (+/-) park identified in the Deer Creek South Phase 2 Preliminary Plat. The dedication should satisfy most of the park site requirement for the entire Deer Creek PUD, and payment will be considered in lieu of additionally required parkland.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: The Crossings at Deer Creek Plat 8
NAME OF OWNER/ DEVELOPER: Deer Creek Estates, LLC

GENERAL INFORMATION:

PLAT LOCATION: ½-mile north of E 1st St; east of NE Four Mile Dr
SIZE OF PLAT: 11.58 acres
ZONING: Deer Creek PUD

LOTS:

NUMBER: 35 single-family lots
SIZE/DENSITY: 4.27 units per acre
USE: Residential
BUILDING LINES: **Lots 1-16 (60' min. lot width, 7,500 SF min. lot area)**
Front: 30' for garage doors
25' for house
15' for porch
Rear: 30' (decks may extend 12' into)
10' for front-loaded detached garage
Side: 12' total (min. 6' one side)
Lots 17-35 (70' min. lot width, 8,750 SF min. lot area)
Front: 30' for garage doors
25' for house/porch
Rear: 30' (decks may extend 12' into)
10' for front- or side-loaded detached garage
Side: 12' total (min. 6' one side)

ADJACENT LANDS:

NORTH: Deer Creek PUD unplatted land
SOUTH: The Crossings at Deer Creek Plat 3
EAST: Unplatted Koethe property, zoned R-1
WEST: The Crossings at Deer Creek

PARK SITE DEDICATION:

The developer requests that the City defer the park site dedication requirement until a future phase of development. The deferred park site dedication shall be part of a future conveyance of real property, which will be an 8.25-acre (+/-) park identified in the Deer Creek South Phase 2 Preliminary Plat. The dedication should satisfy most of the park site requirement for the entire Deer Creek PUD, and payment will be considered in lieu of additionally required parkland.

STREET DEVELOPMENT:

NAME: NE Four Mile Dr
LENGTH: 394'
CLASSIFICATION: Minor Arterial
R.O.W. (REQ'D./PROV.): 80'/80'
PAVEMENT WIDTH: 31'

NAME: NE 11th St
LENGTH: 1,126'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 29'

NAME: NE Meadow Crossing Dr
LENGTH: 515'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 29'

NAME: NE Meadow Landing Dr
LENGTH: 145'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 29'

WASTE WATER:

PROJECTED FLOWS: 35 units X 3 pers. per house X 300 gal. per day/pers.= 31,500 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 Four Mile Creek Drainage Basin

WATER SYSTEM:

USAGE: 35 units X 3 pers. per house X 100 gal. per day/person = 10,500 GPD

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

FINAL PLAT DRAWING:

Staff recommends approval.

CONSTRUCTION PLANS:

To be approved.