



*Plan and Zoning Commission
Staff Report*

Meeting Date: May 19,, 2020

Agenda Item: Chapman Brothers Farm Plat 2 – Final Plat
Report Date: May 13, 2020
Prepared By: Jake Heil
Planner I

ESC

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the Chapman Brothers Farm Plat 2 Final Plat.

Project Summary:

Chapman Brothers Farm Plat 2 is a proposed 64.89-acre (+/-) plat located east of SE Delaware Ave and north of SE Corporate Woods Rd. The subject plat creates 1 developable lot, two outlots for stormwater detention that are currently being utilized by Toro, street lot A, and a outlot Z to be developed at a later time. The proposed plat is in general conformance with The Chapman Brothers Farm preliminary plat.

Project Report:

- Streets:** The proposed development will be accessed primarily from SE Delaware Rd and SE Corporate Woods Rd. There are no proposed roads with the final plat.
- Water:** A 16" public water main exists along SE Delaware Ave. Service to lot 1 will be extended from this main. A 12" public water main exists along SE Corporate Woods Dr as well, this could be used to service outlot z when it is ready to be developed.
- Sewer:** 10-inch sanitary sewer main runs along the east side of the property along SE Delaware Ave. Service to the site will be extended from this main.
- Drainage:** Stormwater for this plat generally flows towards the south and then east. Stormwater detention areas are provided throughout the proposed plat. Outlots X and Y are currently being used by Toro for stormwater. Site Plan drawings show stormwater detention areas will be added to Lot 1. These areas all feed into a small creek that runs along the west edge of the property before it flows southeast. Stormwater is then conveyed through open source channels until it reaches Four Mile Creek.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Chapman Brothers Farm Plat 2
NAME OF OWNER: Chapman Brothers Farm, LC.
NAME OF DEVELOPER: Ryan Companies US, Inc

GENERAL INFORMATION:

PLAT LOCATION: Northwest corner of SE Delaware Ave and SE Corporate Woods Dr
SIZE OF PLAT: 64.89 acres
ZONING: M-1

LOTS:

NUMBER: 1 lot
USE: Warehouse
BUILDING LINES: M-1
Front: 50'
Rear: 40'
Side: No side yard setback, except when adjacent to a residential district, then 50'

PARK SITE DEDICATION:

Industrial Development, no dedication required.

ADJACENT LANDS:

NORTH: Toro, Zoned M-1
SOUTH: Single-family residence, zoned L-1 (Polk County)
EAST: C-2
WEST: Corporate Woods Industrial Park plats, zoned M-1

STREET DEVELOPMENT:

No new street development associated with this plat.

WASTE WATER:

PROJECTED FLOWS: 64.89 acres X 1,000 gdp/acre = 64,890 GDP est.

WRA CAPACITY: 12.1 MGD; current daily avg. 6.41 MGD

NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: Into County Lift Station

STORM WATER:

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

WATER SYSTEM:

USAGE: $64.89 \text{ acres} \times 1,000 \text{ gpd/acre} = 64,890 \text{ GPD}$

SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 3.91 MGD

FINAL PLAT DRAWING:

Staff recommends approval.

CONSTRUCTION PLANS:

Site Plans have been submitted for review.