



*Plan and Zoning Commission
Staff Report*

Meeting Date: June 2, 2020

Agenda Item: Centennial Estates Plat 1 – Final Plat
Report Date: May 28, 2020
Prepared by: Ruth Hulstrom *ETC*
Planner I

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of Centennial Estates Plat 1 Final Plat.

Project Summary:

Centennial Estates Plat 1 is a proposed 73.21 (+/-) acre development located south of NW 31st Street and west of NW Abilene Road. The subject site is zoned R-3, Multiple-Family Residence District, with the majority restricted to one-family residences and a smaller portion on the northern end of the property restricted to one and two family residences. The proposed development consists of four street lots and 56 single-family residential lots, seven with the option of being attached or detached residential lots. Outlots T, U, V, W, X, and Y are proposed to be utilized for storm water management and will be owned and maintained by the Homeowners Association. Outlot P is anticipated to be accepted to meet parkland requirements. Outlot Z will remain undeveloped at this time and will require re-platting prior to development.

Project Report:

D.R.A. Properties, L.C. is developing Centennial Estates Plat 1. Lots 37 and 51-56 are zoned R-3, Multiple-Family Residence District, restricted to one and two family residences with the remaining 49 lots zoned R-3, restricted to one family residences.

This plat will include the construction of NW Beechwood Street, NW Beechwood Court, NW 29th Street, NW Westwood Court, and NW Westwood Street. NW Beechwood Street, NW 29th Street, and NW Westwood Street are normal residential streets with 27-foot pavement widths and 60-foot right-of-way. NW Beechwood Court and NW Westwood Court are normal cul-de-sac streets with 27-foot pavement widths and 60-foot right-of-way. All streets meet City standards for ROW and pavement widths. The streets in this plat will provide cross access between the 36 West development to the north and the Centennial Ridge development to the south.

Eight-inch water main and eight-inch sanitary sewer utilities will serve the subject site. Storm sewer will be installed with development of the streets, generally carrying storm water runoff towards detention areas located within Outlots T, U, V, W, X, and Y. The water will be detained for a period of time before continuing south.

The required parkland for the complete buildout of the 73.21 (+/-) acres is 2.23 acres. Outlot P, located in the southeast corner of the subject plat, is shown to be comprised of 2.25 acres and is anticipated to be dedicated to the City to meet the parkland requirements. This outlot is anticipated to be combined with

three other existing adjacent properties already dedicated for parkland. Five-foot sidewalks are proposed to run along both sides of NW Beechwood Street, NW Beechwood Court, NW 29th Street, NW Westwood Court, and NW Westwood Street. The Developer will construct the five-foot sidewalk along Outlots P, W and X. The remaining sidewalk will be constructed as each home is built.

This final plat follows the approval of the Centennial Estates Rezoning that was passed by the City Council on May 4, 2020.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Centennial Estates Plat 1
NAME OF OWNER: D.R.A. Properties, LC
NAME OF DEVELOPER: D.R.A. Properties, LC

GENERAL INFORMATION:

PLAT LOCATION: South of NW 31st Street and west of NW Abilene Road
SIZE OF PLAT: 73.21
ZONING: R-3 Multiple-Family Residence District, restricted one family residences (Lots 1-36 & 38-50)
R-3 Multiple-Family Residence District, restricted to one and two family residences (Lots 37 and 51-56)

LOTS:

NUMBER: 56 Residential Lots, 4 Street Lots, 8 Outlots
USE: Single-family detached and attached dwellings
BUILDING LINES: 30' front and 35' rear yard setbacks, 15'-17' side yard

PARK SITE:

PARK LAND DEDICATION: The developer is dedicating 2.25 acres of parkland
NEAREST DEVELOPED PARK LOCATION: Northcreek Park

ADJACENT LAND:

NORTH: 36 West Plats 1 and 2
SOUTH: Centennial Ridge (undeveloped) and Centennial Ridge Plat 1
EAST: Centennial Pointe Plat 5
WEST: NW Irvinedale Drive and three parcels zoned R-1

STREET DEVELOPMENT:

NAME: NW Beechwood Street
LENGTH: 751.55 feet
CLASSIFICATION: normal residential
R.O.W. (REQ'D./PROV.) 60'/60'
PAVEMENT WIDTH: 27'

NAME: NW 29th Street
LENGTH: 1063.16 feet
CLASSIFICATION: normal residential
R.O.W. (REQ'D./PROV.) 60'/60'
PAVEMENT WIDTH: 27'

NAME: NW Westwood Street
LENGTH: 105.00 feet
CLASSIFICATION: normal residential
R.O.W. (REQ'D./PROV.) 60'/60'
PAVEMENT WIDTH: 27'

STREET DEVELOPMENT: (Con't)

NAME: NW Beechwood Court
LENGTH: 402.42 feet
CLASSIFICATION: normal cul-de-sac
R.O.W. (REQ'D./PROV.) 60'/60'
PAVEMENT WIDTH: 27'

NAME: NW Westwood Court
LENGTH: 445.00 feet
CLASSIFICATION: normal cul-de-sac
R.O.W. (REQ'D./PROV.) 60'/60'
PAVEMENT WIDTH: 27'

WASTE WATER:

PROJECTED FLOWS: 56 units X 3 persons/house X 300 gallons /day/person = 50,400 GPD
TREATMENT PLANT CAPACITY: Design 200 MGD; current daily avg. 132 MGD.
NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: Northern Interceptor Trunk
Sewer

STORM WATER:

BASIN FLOWS: This plat lies in the Rock Creek – Des Moines River Basin.

WATER SYSTEM:

PROJECTED USAGE: approximately 68.53 acres of developable land x 3,300 GPD/acre =
226,149 GPD
SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 3.9 MGD.

FINAL PLAT DRAWING: Staff recommends approval.
CONSTRUCTION PLANS: To be approved by staff.