



*Plan and Zoning Commission
Staff Report*

Meeting Date: June 2, 2020

Agenda Item: Trestle Ridge Estates Plat 4 Final Plat

Report Date: May 26, 2020

Prepared By: Deb Gervais, AICP
Associate Planner

EJC

Staff Recommendation:

That the Plan and Zoning Commission recommend approval of Trestle Ridge Estates Plat 4 Final Plat.

Project Summary:

Trestle Ridge Estates Plat 4 is a proposed 10.21-acre development located north of NW 18th Street and the High Trestle Trail and west of NW Irvinedale Drive. The plat contains 25 single family lots zoned R-3, Multiple Family Residence District restricted to single family residential.

Project Report:

The general layout of the site extends NW Woodbury Drive south 187-feet to intersect with NW Harmon Court and two cul-de-sacs.

Eight-inch water main will be installed along the streets within the development. A 24-inch water main has been extended north along NW Irvinedale Drive with Plat 1.

Eight-inch sanitary sewer will be extended throughout the streets in the development. The sewer leads to a 24-inch sanitary sewer installed as part of the Plat 1 improvements.

Stormwater for this development will be detained in a detention pond in Outlot Z, which is privately owned and maintained.

The developer has already dedicated park west of this plat area. The total park area is 6.28-acres, which includes the 0.74-acre detention pond. The acreage of the pond area was counted at a rate of 25%, instead of 100%, towards the dedication requirements. The pond was also required to meet certain design criteria, in order for the Parks Department to agree to take ownership.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Trestle Ridge Estates Plat 4

NAME OF OWNER/ DEVELOPER: Absolute Farms, LLC

GENERAL INFORMATION:

PLAT LOCATION: North of NW 18th Street and the High Trestle Trail, west of
NW Irvinedale Drive
SIZE OF PLAT: 10.21-acres
ZONING: R-3 restricted to single family residential

LOTS:

NUMBER: 25 single-family lots
SIZE/DENSITY: 2.44 units per acre
USE: Residential
BUILDING LINES: 30' front yard setback; 35' rear yard setback; 17' (>1 story-8' minimum);
15' (1 story-7' minimum)

PARK SITE DEDICATION:

A 6.28-acre park was deeded to the City with Plat 2. The dedication satisfies the park site requirement for the entire Trestle Ridge Estates Development. The parksite is also adjacent to the High Trestle Trail, which runs along the south edge of this development.

ADJACENT LANDS:

NORTH: Trestle Ridge Estates Plat 1
SOUTH: High Trestle Trail and Trestle Point Plat 1 – PUD zoning
EAST: NW Irvinedale Drive and Trestle Crossing Plat 2
WEST: Trestle Ridge Estates Plat 1

STREET DEVELOPMENT:

NAME: NW Woodbury Drive
LENGTH: 187.75'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 31'

NAME: NW Harmon Court
LENGTH: 625'
CLASSIFICATION: Normal Cul-de-sac
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

WASTE WATER:

PROJECTED FLOWS: 25 units X 3 person. per house X 300 gal. per day/pers.= 22,500 GPD
WRA CAPACITY: 200 MGD; current daily avg. 132 MGD
NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: 24" Trunk Sewer extended along the west plat boundary.

STORM WATER:

BASIN FLOWS: This plat lies in the Rock Creek Drainage Basin

WATER SYSTEM:

USAGE: 25 units X 3 persons/house X 100 gal. per day/person = 7,500 GPD
SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 3.9 MGD.

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved.