
Agenda Item: Corporate Woods Business Park Plat 5 - Final Plat
Report Date: June 11, 2020 EJC
Prepared by: Ruth Hulstrom
Planner 1

Staff Recommendation

That the Plan and Zoning Commission recommend City Council approval of Corporate Woods Business Park Plat 5 Final Plat.

Project Summary

Corporate Woods Business Park Plat 5 is a proposed final plat comprised of approximately 15.67 (+/-) acres and located east of Interstate 35 and south of SE Corporate Woods Drive. The subject plat is zoned PUD, Planned Unit Development District. The proposed final plat is a replat of two outlots recorded with the Corporate Woods Business Park Plat 1. One buildable lot, a street lot, and two outlots are being created with the proposed final plat. The applicant is also in the process of requesting an easement vacation to a 40-foot entrance easement that exists on the lots to be platted.

Project Report

Casey's General Stores is proposing to develop Corporate Woods Business Park Plat 5; located east of Interstate 35 and south of SE Corporate Woods Drive. The zoning on this property is PUD and is identified as Parcels J, K, and L in the Corporate Woods Business Park PUD Master Plan. The proposed final plat consists of a single buildable lot, Lot 1, one street lot, Street Lot 'A', and two outlots, Outlot Y and Z.

This final plat will include the extension of SE Convenience Boulevard south to the boundary of Lot 1. The City of Ankeny would typically require the developer to extend pavement to the plat boundary. In this case, the developer wishes to pave only to the south edge of Lot 1 of the proposed plat. City staff is working with the applicant on acquiring the necessary items for the pavement shortage. The proposed street orientation of SE Convenience Boulevard outlined in the proposed plat mimics that of Corporate Woods Business Park Plat 1, which was recorded January 12, 2006. This orientation also aligns with the City's long-term vision and the Corporate Woods Business Park PUD Master Plan. Street Lot 'A' is anticipated to be dedicated to the City of Ankeny for street purposes.

A 40-foot entrance easement, shown on the final plat as existing and recorded in Book: 9689, Page 631, is in the process of being vacated. The 3rd and final reading of the easement vacation at City Council is anticipated after the recording of the proposed final plat.

Lot 1 and Outlot Z are being created by splitting Outlot X, Corporate Woods Business Park Plat 1. Lot 1 is proposed to be comprised of 8.063 (+/-) acres. As the plat drawing identifies, there is a large portion of Outlot Z that has an existing wetland easement running through it. A portion of this wetland easement area is identified as Zone 'A' on the FEMA Floodplain Map that was effective February 1, 2019. Zone 'A' is defined by FEMA as, "areas subject to inundation by the 1-percent-annual-chance flood event".

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Corporate Woods Business Park Plat 5
NAME OF OWNER: Knapp-Elwell, L.C.
NAME OF DEVELOPER: Casey's General Store

GENERAL INFORMATION:

PLAT LOCATION: East of Interstate 35 and south of SE Corporate Woods Drive.
SIZE OF PLAT: 15.67 acres
ZONING: P.U.D., Planned Unit Development District (Corporate Woods Business Park)

LOTS:

NUMBER: 1 Commercial Lot, 1 Street Lot, 2 Outlots
USE: Commercial
BUILDING LINES: 50' front-yard setback line (35' from Interstate 35), 25' side-yard setback

PARK SITE:

PARK LAND DEDICATION: Commercial Development, no dedication required.

ADJACENT LANDS (current uses):

NORTH: SE Corporate Woods Drive
SOUTH: Undeveloped land zoned R-1
EAST: Outlot Y, Corporate Woods Business Park Plat 1 (undeveloped land zoned Corporate Woods Business Park PUD)
WEST: Interstate 35/Corporate Woods Drive Interchange

STREET DEVELOPMENT:

NAME: SE Convenience Boulevard
CLASSIFICATION: Normal Commercial/Industrial
R.O.W. (REQ'D. /PROV.) 70'/70'
FLOW FROM AREA: Traffic projections will be calculated with individual site plans
NEAREST ARTERIAL: SE Corporate Woods Drive

WASTE WATER:

PROJECTED FLOWS: 8.063 net developable acres x 10,000 GPD/acre = est. 80,630 GPD
WRA PLANT CAPACITY: Design 200 MGD; current daily avg. 132 MGD
NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: 12" main located south of the Corporate Woods development and running along the tributary of Four Mile Creek. This main connects to the 72" trunk main the City is extending along Four Mile Creek.

STORM WATER:

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

WATER SYSTEM:

PROJECTED USAGE: approximately 8.063 acres of developable land x 3,300
GPD/acre = 26,608 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.