



*Plan and Zoning Commission  
Staff Report*

*Meeting Date: April 19, 2022*

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**Agenda Item:** The Reserve at the Grove Plat 1 – Final Plat  
**Report Date:** March 31, 2022  
**Prepared by:** Jake Heil  
Associate Planner

**Staff Recommendation:**

That the Plan and Zoning Commission recommend City Council approval of The Reserve at the Grove Plat 1 Final Plat; and recommend City Council authorization of cost-participation for 8-foot sidewalk and removal and replacement of ramps in the amount estimated to be at \$9,713.50.

**Project Summary:**

The Reserve at the Grove Plat 1 is a proposed 21.27-acre (+/-) plat located in the southwest corner of the NW Weigel Drive and NW 18<sup>th</sup> Street intersection. This plat was part of Grove Landing Plat 1 as Outlot Y. The subject plat creates 54 single-family lots, three street lots, a stormwater management area, an outlot for future development and shows associated utilities and easements. The proposed plat is in general conformance with the Grove Landing PUD that was approved by the City Council February 15, 2021.

**Project Report:**

- Streets:** Access to the plat is provided from the north and east via NW Savannah Drive. The proposed development also extends NW 17<sup>th</sup> Street west intersecting with NW Savannah Drive. All proposed roads in the development will be required to have five-foot sidewalks.
- Water:** 8-inch water main will be extended along NW Savannah Drive, connecting to the 12-inch water mains along NW Weigel Drive to the east and NW 18<sup>th</sup> Street to the north. The existing 8-inch water main will be extended east along NW 17<sup>th</sup> Street.
- Sewer:** 8-inch sanitary sewer main will be extended NW Savannah Drive from the 10-inch main along NW Weigel Drive. The existing 8-inch sanitary sewer will also be extended east along NW 17<sup>th</sup> Street. Sanitary sewer in the proposed development will convey off-site to the east and ultimately into the Rock Creek trunk sewer.
- Drainage:** Stormwater for this plat will flow to the stormwater detention pond in Outlot X. Stormwater will then convey from this detention pond to the north and east to Rock Creek, which eventually drains south and west towards the Saylorville Reservoir.
- Parkland:** The parkland dedication requirement for the Reserve at the Grove Plat 1 is 1.02 acres, but parkland is not proposed with this plat. The developer dedicated 8.1 acres of parkland with the Grove Landing Plat 2 final plat.

**CITY OF ANKENY  
SUBDIVISION DATA**

**NAME OF PLAT:** The Reserve at the Grove Plat 1  
**NAME OF OWNER/ DEVELOPER:** Greenland Homes Inc

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**GENERAL INFORMATION:**

**PLAT LOCATION:** West of NW Weigel Drive; south of NW 18th Street.  
**SIZE OF PLAT:** 21.27 acres  
**ZONING:** Grove Landing PUD

**LOTS:**

**NUMBER:** 54 single-family lots; 3 street lots  
**SIZE/DENSITY:** 2.54 units per acre  
**USE:** Residential  
**BUILDING LINES:** Single Family  
Front: 25' min  
Rear: 30'  
Side: 5' min. one side, 10' total  
Lot Width: 50' min  
Lot Area: 5,000 SF min

**PARK SITE DEDICATION:**

The parkland dedication requirement for the Reserve at the Grove is 1.02 acres. The developer has dedicated 8.1 acres of parkland with the Grove Landing Plat 2 final plat. The total park dedication for the Grove Landing PUD is estimated at 10.2 acres.

**ADJACENT LANDS:**

**NORTH:** R-3; Multiple Family Residence District and C-1; Neighborhood  
Retail Commercial District (Savannah at Ankeny)  
**SOUTH:** Grove Landing PUD (Plat 1)  
**EAST:** R-1; One Family Residence District  
**WEST:** Grove Landing PUD (Plat 1)

**STREET DEVELOPMENT:**

**NAME:** NW Savannah Drive  
**LENGTH:** Approximately 1,069'  
**CLASSIFICATION:** Normal Residential  
**R.O.W. (REQ'D./PROV.):** 60'/60'  
**PAVEMENT WIDTH:** 27'

**NAME:** NW 17<sup>th</sup> Street  
**LENGTH:** Approximately 844'  
**CLASSIFICATION:** Normal Residential  
**R.O.W. (REQ'D./PROV.):** 60'/60'  
**PAVEMENT WIDTH:** 27'

**WASTE WATER:**

PROJECTED FLOWS: 21.27 acres of developable land X 990 gal. per day/pers.= 21,057.3 GPD

WRA CAPACITY: 11.2 MGD; current daily avg. 4.4 MGD

NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: Rock Creek Trunk Sewer

**STORM WATER:**

BASIN FLOWS: This plat lies in the Saylorville Reservoir Drainage Area.

**WATER SYSTEM:**

USAGE: 54 units X 3 pers. per house X 100 gal. per day/person = 16,200 GPD

SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 6.2 MGD

**FINAL PLAT DRAWING:**

Staff recommends approval.

**CONSTRUCTION PLANS:**

To be approved.