

**Agenda Item:** Grove Landing Plat 4 – Final Plat  
**Report Date:** November 11, 2021  
**Prepared by:** Jake Heil  
Associate Planner

ESC

**Staff Recommendation:**

That the Plan and Zoning Commission recommend City Council approval of Grove Landing Plat 4 Final Plat.

**Project Summary:**

The Grove Landing Plat 4 is a proposed 8.67-acre (+/-) plat located west of NW Weigel Drive and south of future NW 13<sup>th</sup> Street. This plat is just south of Grove Landing Plat 1 and would complete portions of NW Driftwood Drive and NW Watercrest Dr constructed in Plat 1, and create NW 12<sup>th</sup> St. The subject plat creates 39 single-family lots and a street lot. 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:** The layout of the proposed development completes the southern portion of the Grove Landing's road network. Access into the plat is provided from the north via NW Driftwood Dr or NW Watercrest Dr, NW 12<sup>th</sup> St would run east/west connecting the two streets. All proposed roads in the development will be required to have five-foot sidewalks.
- Water:** 8-inch water main will be extended south along NW Watercrest Dr. 8-inch water main will also come south from NW Driftwood Dr, and continue east along NW 12<sup>th</sup> St and connect to the proposed 8-inch along NW Watercrest Dr.
- Sewer:** 8-inch sanitary sewer main will be extended south from the existing 8-inch main along NW Driftwood Dr, 8-inch sanitary sewer main then runs east along NW 12<sup>th</sup> St, connecting to the 8-inch line along NW Watercrest Dr.
- Drainage:** 15-inch storm sewer lines are proposed along NW Driftwood Dr and NW Watercrest Dr; with an 8-inch line running east/west along NW 12<sup>th</sup> St. Storm water from the proposed plat generally drains north to north detention basin, that was created with Grove Landing Plat 1. Storm water 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 Plat 3 is 0.70 acres, but parkland is not proposed with this plat. 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.

**CITY OF ANKENY  
SUBDIVISION DATA**

**NAME OF PLAT:** Grove Landing Plat 4  
**NAME OF OWNER/ DEVELOPER:** ATI Group/TJL Investments

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**GENERAL INFORMATION:**

**PLAT LOCATION:** West of NW Weigel Drive; south of future NW 13th Street.  
**SIZE OF PLAT:** 8.67 acres  
**ZONING:** Grove Landing PUD

**LOTS:**

**NUMBER:** 39 single-family lots; 1 street lot  
**SIZE/DENSITY:** 2.35 units per acre  
**USE:** Residential  
**BUILDING LINES:** Parcel B: Lots 1-39  
Front: 25' min. along 60' ROW & 30' min. along 70' ROW  
Rear: 30'  
Side: 5' min. one side, 10' total sum  
Lot Width: 50' min  
Lot Area: 5,000 SF min

**PARK SITE DEDICATION:**

The parkland dedication requirement for Plat 4 is 0.70 acres, but parkland is not proposed with this plat. The developer has dedicating 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:** Grove Landing PUD  
**SOUTH:** St. Luke Evangelist Catholic PUD  
**EAST:** Grove Landing PUD  
**WEST:** Grove Landing PUD

**STREET DEVELOPMENT:**

NAME: NW 12<sup>th</sup> Street  
LENGTH: Approximately 709'  
CLASSIFICATION: Normal Residential  
R.O.W. (REQ'D./PROV.): 60'/60'  
PAVEMENT WIDTH: 27'

NAME: NW Watercrest Drive  
LENGTH: Approximately 363'  
CLASSIFICATION: Normal Residential  
R.O.W. (REQ'D./PROV.): 60'/60'  
PAVEMENT WIDTH: 27'

NAME: NW Driftwood Drive  
LENGTH: Approximately 275'  
CLASSIFICATION: Normal Residential  
R.O.W. (REQ'D./PROV.): 60'/60'  
PAVEMENT WIDTH: 27'

**WASTE WATER:**

PROJECTED FLOWS: 39 units X 3 pers. per house X 990 gal. per day/pers.= 115,830 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: 39 units X 3 pers. per house X 100 gal. per day/person = 11,700 GPD

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

**FINAL PLAT DRAWING:**

Staff recommends approval.

**CONSTRUCTION PLANS:**

To be approved.