



*Plan and Zoning Commission  
Staff Report*

*Meeting Date: March 21<sup>st</sup>, 2023*

**Agenda Item:** Delaware Landing Plat 1 - Final Plat  
**Report Date:** March 15<sup>th</sup>, 2023  
**Prepared by:** Bryan Morrissey, *ESC*  
Associate Planner

**Staff Recommendation:**

That the Plan and Zoning Commission recommend City Council approval of the Delaware Landing Plat 1 Final Plat.

**Project Summary:**

The Delaware Landing Plat 1 – Final Plat is a proposed 8.35-acre (+/-) final plat located east of SE Delaware Avenue and immediately south of an existing Sam’s Club in the southeastern quadrant of Ankeny. The final plat creates two lots with two different zoning classifications; Lot 1 is zoned C-2, General Retail and Highway Oriented Commercial District w/restrictions, while Lot 2 is zoned R-1, One-Family Residence District. Staff anticipates Lot 2 being rezoned at some point in the future prior to development on the lot. Access to the site will come via the existing Sam’s Club private drive to the north of the site, while public improvements call for a right turn-lane and a traffic signal at the intersection of the Sam’s Club private drive and SE Delaware Avenue.

**Project Report:**

- Streets:** New public streets are not included as a part of the proposed development, as vehicular access to the site will come from the existing Sam’s Club private drive off SE Delaware Avenue. Public improvements stemming from the required traffic impact study call for a right turn-lane and a traffic signal to be installed at the intersection of the private drive and SE Delaware Avenue.
- Water:** An existing twelve-inch water main exists near the northwest corner of Lot 1. Eight-inch mains will stem from that existing line and will be extended near the north and west property lines of Lot 1.
- Sewer:** Eight-inch sanitary service will be extended along the northern property line of Lot 1 on the site by connecting to the existing sanitary line that’s present near the northwest corner of Lot 1.
- Drainage:** Stormwater in the area generally flows to the south and east as a stormwater management easement has been proposed on the eastern side of Lot 1. Individual lots on the site will require on-site detention
- Parkland:** Parkland dedication is not required for commercial developments.

**CITY OF ANKENY  
SUBDIVISION DATA**

**NAME OF PLAT:** Delaware Landing Plat 1  
**NAME OF OWNER:** Denny Elwell Family, LC  
**NAME OF DEVELOPER:** Copeland Development & Construction CO., Inc.

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**GENERAL INFORMATION:**

PLAT LOCATION: Intersection of SE Delaware Avenue and Sam's Club private drive.  
SIZE OF PLAT: 8.35 acres  
ZONING: Lot 1: C-2, General Retail and Highway Oriented Commercial District w/restrictions,  
Lot 2: R-1, One-Family Residence District

**LOTS:**

NUMBER: 2  
SIZE/DENSITY: Lot 1: 6.42 acres Lot 2: 1.93 acres  
USE: Commercial  
BUILDING LINES: Lot 1 - Front = 35', Side = none required, except when adjacent to any residential district, in which case - 25', Rear = 40', Lot 2 - Front = 35', Side = 18' (one story) or 20' (more than one story), Rear = 35'

**PARK SITE DEDICATION:** Not Required for Commercial Developments

**ADJACENT LANDS:**

NORTH: C-2, General Retail and Highway Oriented Commercial District w/restrictions  
SOUTH: C-2, General Retail and Highway Oriented Commercial District w/restrictions  
EAST: Interstate-35  
WEST: R-1, One-Family Residence District (undeveloped)

**WASTE WATER:**

PROJECTED FLOWS: 8.35 acres of developable land x 3,000 gal. per day/acre of developable land = 25,050 GPD  
TREATMENT PLANT CAPACITY (FOUR MILE): Design: 47 MGD; current daily avg. 18 MGD

**STORM WATER:**

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

**WATER SYSTEM:**

USAGE: 8.35 acres of developable land x 3,000 gal. per day/acre of developable land = 25,050 GPD estimate  
SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 6.2 MGD.

**FINAL PLAT DRAWING:** Staff recommends approval.

**CONSTRUCTION PLANS:** To be approved.