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**Agenda Item:** Aspen Ridge Commercial Plat 2 - Final Plat  
**Report Date:** February 15<sup>th</sup>, 2023  
**Prepared by:** Bryan Morrissey, *EJC*  
Associate Planner

**Staff Recommendation:**

That the Plan and Zoning Commission recommend City Council approval of the Aspen Ridge Commercial Plat 2 Final Plat.

**Project Summary:**

The Aspen Ridge Commercial Plat 2 Final Plat is a proposed 9-acre (+/-) final plat located at the intersection of NW State Street and NW 36<sup>th</sup> Street. The final plat includes two commercial lots and one outlot, all of which are zoned C-1, Neighborhood Retail Commercial District. Two right-in/right-out access drives will be installed with the development (one on NW State Street and one on NW 36<sup>th</sup> Street) along with a center median to prevent left turns onto NW 36<sup>th</sup> Street. Full access to the site will be available to patrons via existing NW 34<sup>th</sup> Street.

**Project Report:**

- Streets:** New public streets will not be included as a part of this development. The proposed development will be accessed from either NW State Street, NW 36<sup>th</sup>, or NW 34<sup>th</sup> Street. Two right turn lanes will be installed by the developer that leads to the access drives off NW State Street and NW 36<sup>th</sup> Street. Full access to the site is available via NW 34<sup>th</sup> Street. Existing sidewalks run along the north and west of the site. Portions of the sidewalks will be removed and replaced when development occurs.
- Water:** Eight-inch water mains will be installed along the northern property line of the site to provide future water to the property. This will be achieved by connecting to the existing twelve-inch main that runs along the north side of NW 36<sup>th</sup> Street.
- Sewer:** Eight-inch sanitary service will be extended throughout the development by connecting to the existing sanitary line that's present near the northeastern corner of the site.
- Drainage:** Stormwater in the area generally flows to the south and west. 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:** Aspen Ridge Commercial Plat 2  
**NAME OF OWNER:** Murphy Commercial Properties, LLC  
**NAME OF DEVELOPER:** Murphy Commercial Properties, LLC

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**GENERAL INFORMATION:**

PLAT LOCATION: Intersection of NW State Street and NW 36<sup>th</sup> Street  
SIZE OF PLAT: 9.003 acres  
ZONING: C-1, Neighborhood Retail Commercial District

**LOTS:**

NUMBER: 2 Commercial Lots & 1 Outlot  
SIZE/DENSITY: Lot 1: 1.54 acres Lot 2: 1.80 acres  
USE: Commercial  
BUILDING LINES: Front = 35', Side = none required, except when adjacent to any residential district, in which case – 25', Rear = 40'

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

**ADJACENT LANDS:**

NORTH: R-1, One-Family Residence District (undeveloped)  
SOUTH: R-3, Multiple-Family Residence District (with restrictions)  
EAST: C-1, Neighborhood Retail Commercial District  
WEST: R-1, One-Family Residence District (undeveloped)

**WASTE WATER:**

PROJECTED FLOWS: 9.003 acres of developable land x 5000 gal. per day/acre of developable land = 45,015 GPD  
TREATMENT PLANT CAPACITY (ROCK CREEK): Design: 11.2 MGD; current daily avg. 4.4 MGD

**STORM WATER:**

BASIN FLOWS: This plat lies in the Rock Creek Basin

**WATER SYSTEM:**

USAGE: 9.003 acres of developable land x 5000 gal. per day/acre of developable land = 45,015 GPD estimate  
SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 6.2 MGD.

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

**CONSTRUCTION PLANS:** To be approved.