



Agenda Item: 36th Street Centre – Preliminary Plat and Final Plat
Report Date: May 11, 2023
Prepared by: Jake Heil
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the 36th Street Centre Preliminary Plat.

That the Plan and Zoning Commission recommend City Council approval of the 36th Street Centre Plat 1 Final Plat; and authorize the Mayor to sign a development agreement for a future traffic signal and related improvements along NW 36th Street.

Project Summary:

North Ankeny Boulevard LLC has proposed 36th Street Centre Preliminary Plat and 36th Street Centre Plat 1, a 22.60-acre (+/-) plat located west of N Ankeny Boulevard and south of NW 36th Street. The subject preliminary plat includes 12 commercial lots, associated easements, utilities and site infrastructure. The area is zoned C-2, General Retail, Highway-Oriented and Commercial Business District. The 36th Street Centre Plat 1, creates two buildable lots along NW 36th Street, an outlot for future development and shows associated utilities and easements.

Project Report:

Streets: Access to the proposed plat is provided from the north via NW 36th Street and the east via N Ankeny Boulevard.

Water: 10-inch water main is proposed to extend south from the existing 10-inch water main along NW 36th Street. Lots 4 through 12 will be served with a 10-inch water main and Lots 1-3 will be served with an 8-inch water main.

Sewer: 10-inch sanitary sewer main will be extended west from the 10-inch sanitary sewer main along N Ankeny Boulevard. This 10-inch sanitary sewer will then be extended north to the full access along N Ankeny Boulevard. 8-inch sanitary sewer will be extended throughout the remainder of the development.

Drainage: Each lot will be responsible for their individual detention. A 30-inch storm sewer main exists along NW 36th Street and a 30-inch storm sewer stub exists along N Ankeny Boulevard. Generally, stormwater in this development will flow east, outletting into Fourmile Creek. From there stormwater eventually drains south and east towards the Des Moines River.

Parkland: Dedication not required for a Commercial Developments.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: 36th Street Centre
NAME OF OWNER/ DEVELOPER: North Ankeny Boulevard LLC

GENERAL INFORMATION:

PLAT LOCATION: West of N Ankeny Boulevard; south of NW 36th Street.
SIZE OF PLAT: 22.6 acres
ZONING: C-2, General Retail, Highway Oriented and Commercial Business District

LOTS:

NUMBER: 2 Commercial lots and an outlet
SIZE/DENSITY: Lot 1: 1.55 acres; Lot 2: 1.18 acres
USE: Commercial
BUILDING LINES: Front: 35 feet; Rear: 40 feet; Side: None required, except when adjacent to any residence district, in which case – 25 feet

PARK SITE DEDICATION: Dedication not required for a Commercial Developments.

ADJACENT LANDS:

NORTH: C-2, General Retail, Highway Oriented and Commercial Business District and R-3, Multiple Family Residence District
SOUTH: R-3, Multiple Family Residence District
EAST: C-2, General Retail, Highway Oriented and Commercial Business District
WEST: R-3, Multiple Family Residence District

STREET DEVELOPMENT: No public streets are proposed with this development.

WASTE WATER:

PROJECTED FLOWS: 22.6 acres X 3,000 GPD/acre = 67,800 GPD

WRA CAPACITY: 47 MGD; current daily avg. 18 MGD

NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: Four Mile Trunk Sewer

STORM WATER:

BASIN FLOWS: This plat lies in the Four Mile Creek Drainage Area.

WATER SYSTEM:

USAGE: 22.6 acres X 1,000 GPD/acre = 22,600 GPD

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

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved.