



Agenda Item: The Crossings at Deer Creek Plat 15 - Final Plat
Report Date: June 16, 2022
Prepared By: Bryan Morrissey *ESL*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of The Crossings at Deer Creek Plat 15 Final Plat, subject to staff approval of the associated traffic impact study.

Project Summary:

The Crossings at Deer Creek Plat 15 is a proposed 26.28-acre (+/-) final plat located north of E 1st Street and east of NE Four Mile Drive within the Deer Creek Planned Unit Development (PUD). The subject final plat contains 46 single family lots and three outlots that will be utilized for either landscape buffering or storm water management. The subject area is identified as being a part of Parcels 'B' and 'D' within the Deer Creek PUD, with the underlying zoning of both parcels being R-1, One-Family Residence District. Lots 1-27 belong to Parcel 'B' and require a minimum 80' lot width, while lots 28-46 belong to Parcel 'D' and require a minimum 70' lot width. Two landscape buffer easements are proposed along west side of the project boundary to help screen the development from NE Four Mile Drive.

Project Report:

Streets: The general layout of the plat creates NE 12th Street that runs east to west, connects to NE Four Mile Drive, and will serve as the primary access for the development. Two cul-de-sacs will be created that extend north off of NE 12th Street, while NE Meadow Landing Drive and NE Meadow Crossing Drive will be partially constructed to the north. NE Meadow Landing Drive and NE Meadow Crossing Drive and will be extended when future development of the area occurs.

Water: The subject plat will be serviced by installing a ten-inch water main along the north side of NE 12th street while eight-inch mains run along NE Vista Court, NE Winding Trail Court, NE Meadow Landing Drive, and NE Meadow Crossing Drive. The ten-inch main along NE 12th Street ties into the twelve-inch main that runs along NE Four Mile Drive.

Sewer: Eight-inch sanitary service will be extended throughout the entirety of the development as it ties into the sanitary main off SE Four Mile Drive.

Drainage: Stormwater intakes and lines will be installed throughout the entirety of the development. The majority of the stormwater in the area will be routed via storm piping to a dry bottom detention pond in the northwest corner of the site before ultimately flowing to Deer Creek.

Parkland: Payment in lieu of park land dedication will be provided by the developer when the plat goes before City Council. In total, 0.84-acres (+/-) of parkland will need to be accounted for via the developer's payment.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: The Crossings at Deer Creek Plat 15

NAME OF OWNER/ DEVELOPER: Deer Creek Estates, LLC

GENERAL INFORMATION:

PLAT LOCATION: North of E 1st Street; East of NE Four Mile Drive
SIZE OF PLAT: 26.28-acres
ZONING: Deer Creek PUD

LOTS:

NUMBER: 46 single-family lots
SIZE/DENSITY: 1.75 units per acre
USE: Residential
BUILDING LINES: **Lots 1-27** (PUD Parcel B): 80' minimum lot width, 25' front yard setback; 15' (minimum 7' one side) side yard setback; 30' rear yard setback
Lots 28-46 (PUD Parcel D) 70' minimum lot width, 25' front yard setback; 15' (minimum 7' one side) side yard setback; 30' rear yard setback

PARK SITE DEDICATION:

The developer has opted for payment in lieu of parkland dedication.

ADJACENT LANDS:

NORTH: R-1, One-Family Residence District
SOUTH: Deer Creek PUD
EAST: Canyon Landing PUD
WEST: Deer Creek PUD

STREET DEVELOPMENT:

NAME: NE 12th Street
LENGTH: 1,329.78'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/70'
PAVEMENT WIDTH: 37'

NAME: NE Vista Court
LENGTH: 252.00'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

NAME: NE Winding Trail Court
LENGTH: 390.00'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

NAME: NE Meadow Landing Drive
LENGTH: 217.04'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

NAME: NE Meadow Crossing Drive
LENGTH: 373.74'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

NAME: NE Four Mile Drive
LENGTH: 593.00'
CLASSIFICATION: Minor Arterial
R.O.W. (REQ'D./PROV.): 60'/80'
PAVEMENT WIDTH: 31'

WASTE WATER:

PROJECTED FLOWS: 46 units X 3 person. per house X 330 gal. per day/pers.= 45,540 GPD
WRA CAPACITY: 200 MGD; current daily avg. 132 MGD
NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: Four Mile Trunk Sewer

STORM WATER:

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

WATER SYSTEM:

USAGE: 46 units X 3 persons/house X 100 gal. per day/person = 13,800 GPD
SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 6.2 MGD.

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved.