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Ankeny

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*Plan and Zoning Commission
Staff Report*

Meeting Date: July 5, 2016

Agenda Item: Willow Run West Plat 1 – Final Plat
Report Date: June 30, 2016
Prepared By: Deb Gervais, *EJC*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the Willow Run West Plat 1 Final Plat and recommend City Council approval of payment in lieu of parkland dedication.

Project Summary:

Willow Run West, LLC is requesting approval of Willow Run West Plat 1, which is 11.28 acres generally located west of South Ankeny Boulevard, east of Wildflower Plat 2 and south of NE 72nd Avenue (County). The annexation for this project area was approved by City Council January 18, 2016. The rezoning from R-1 to Willow Run West PUD was approved April 4, 2016.

The project includes 49 single-family lots and 3 street lots on 11.28 acres located west of South Ankeny Boulevard, east of Wildflower Plat 2 and south of NE 72nd Avenue (County). The PUD zoning allows for 55-foot wide lots with reduced front, rear and side yard setbacks.

Project Report:

The proposed final plat shows an extension of SW 48th Street, SW 50th Street, and SW Logan Street as well as one cul-de-sac, SW Murphy's Court. A connection to NE 72nd Avenue (County) will require improvements to the street to include widening from 20' to 25' and a 3" asphalt overlay.

Eight-inch water main is stubbed at the end of SW 48th Street and SW 50th Street. The applicant is proposing a looped system extending eight-inch water main throughout the development.

Eight-inch sanitary sewer is stubbed also at the end of SW 48th Street and SW 50th Street. These sewer mains are proposed to extend throughout the development.

Stormwater detention will be handled in the rear yards of Lots 15 and 16 and in offsite easements, which are being prepared for the parcels owned by Michael and Diann Medici, Guido and Dorothy Sanger, and Carla Sue Clark Rev. Trust. Storm water will be directed west along the southern plat boundary in a storm sewer easement and south through another off-site easement until it can open flow in the rural cross-section along NE 70th Avenue (County). The applicant has worked with neighboring property owners and Polk County to come to this arrangement.

The developer is proposing payment in lieu of parksite dedication.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Willow Run West Plat 1
NAME OF OWNER: Willow Run West, LLC
NAME OF DEVELOPER: Willow Run West, LLC

GENERAL INFORMATION:

PLAT LOCATION: West of S. Ankeny Boulevard and south of NE 72nd Avenue (County).
SIZE OF PLAT: 11.28 acres
ZONING: Willow Run West PUD

LOTS:

NUMBER: 49 single-family
SIZE/DENSITY: 4.34 units per acre
USE: Single-family residential
BUILDING LINES:
 Front yard setback is 25 feet, except for Lots 42-46
 Side yard setback is 5 feet
 Rear yard setback is 30 feet

PARK SITE DEDICATION: The developer has proposed payment in lieu of parkland dedication.
NEAREST CURRENT PARK LOCATION: Somersby / Siena Hills Park

ADJACENT LANDS:

NORTH: County residential and commercial uses
SOUTH: County residential use
EAST: County residential use
WEST: Wildflower Plat 2

STREET DEVELOPMENT:

NAME: SW 48th Street
LENGTH: 370.70 feet
CLASSIFICATION: normal looping
R.O.W. (REQ'D./PROV.) 60'/60'
PAVEMENT WIDTH: 27'

NAME: SW 50th Street
LENGTH: ~310.00 feet
CLASSIFICATION: normal looping
R.O.W. (REQ'D./PROV.) 60'/60'
PAVEMENT WIDTH: 27'

STREET DEVELOPMENT: (Continued)

NAME: SW Logan Street
LENGTH: ~805.06 feet
CLASSIFICATION: normal looping
R.O.W. (REQ'D./PROV.) 60'/60'
PAVEMENT WIDTH: 27'

NAME: SW Murphy's Run Court
LENGTH: 194.32 feet
CLASSIFICATION: cul-de-sac
R.O.W. (REQ'D./PROV.) 60'/60'
PAVEMENT WIDTH: 27'

PROJECTED TRAFFIC FLOW FROM AREA: 49 sf units X 9.57 vehicles per day = 469 VPD
NEAREST ARTERIAL: US Highway 69/South Ankeny Boulevard

WASTE WATER:

PROJECTED FLOWS: 49 units X 3 pers. per house X 300 gallons/day/pers. = 44,100 GPD
TREATMENT PLANT CAPACITY: Design: 12.1 MGD; current daily avg. 6.41 MGD.
NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: Southern Interceptor

STORM WATER:

BASIN FLOWS: This plat lies in the Saylor Creek Basin.

WATER SYSTEM:

USAGE: 49 units X 3 persons/house X 100 gallons/day/person = 14,700 GPD Est.

SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 3.9 MGD.

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved by staff.