



**Agenda Item:** Trestle Crossing Plat 2

**Report Date:** September 1, 2016 *ESC*

**Prepared By:** Deb Gervais,  
Associate Planner

**Staff Recommendation:**

That the Plan and Zoning Commission recommend approval of Trestle Crossing Plat 2.

**Project Summary:**

Trestle Crossing Plat 2 is a proposed 29.12-acre development located east of NW Irvinedale Drive and north of the High Trestle Trail and NW 18<sup>th</sup> Street. The plat contains 74 single-family lots zoned R-3, Multiple Family Residence District restricted to single-family residential. The preliminary plat for plats 2 and 3 show 123 single-family units in this area.

**Project Report:**

Street development within the plat area includes east/west streets: NW 25<sup>th</sup> Street and NW 21<sup>st</sup> Street and north/south streets: NW North Creek Drive, NW Linwood Court, NW Greenwood Street, and NW Greenwood Court.

Twelve-inch water main will be extended from the south along NW Irvinedale Drive. Eight-inch water main is proposed throughout the development, generally along the north and east sides of the street.

Eight-inch sanitary sewer will be extended northwest from Trestle Crossing Plat 1 and throughout the development.

Stormwater for this development will be detained in Outlot Z which will be a privately owned and maintained detention pond.

Payment in lieu of parkland will be accepted to meet the parksite dedication requirements for this development.

**CITY OF ANKENY  
SUBDIVISION DATA**

**NAME OF PLAT: Trestle Crossing Plat 2**

**NAME OF OWNER/ DEVELOPER: CD Developer, LLC**

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**GENERAL INFORMATION:**

PLAT LOCATION: East of NW Irvinedale Drive, north of the High Trestle Trail and  
NW 18<sup>th</sup> Street

SIZE OF PLAT: 29.12 acres

ZONING: R-3 restricted to single-family residential

**LOTS:**

NUMBER: 74 single-family lots

SIZE/DENSITY: 2.54 units per acre

USE: Residential

BUILDING LINES: 30' front yard setback; 35' rear yard setback; 17' (>1 story-8'  
minimum); 15' (1 story-7' minimum)

**PARK SITE DEDICATION:**

Payment in lieu of parksite dedication will be required with this final plat. North Creek Park, as well as Prairie Lakes and Greentree Park, along the High Trestle Trail, exist to the south of this development.

**ADJACENT LANDS:**

NORTH: Vacant land zoned R-1

SOUTH: High Trestle Trail and Trestle Crossing Townhomes

EAST: Trestle Crossing Plat 1

WEST: Vacant land zoned R-1

**STREET DEVELOPMENT:**

NAME: NW Greenwood Court

LENGTH: 200'

CLASSIFICATION: Normal Cul-de-sac

ROW (REQ'D./PROV.): 60'/60'

PAVEMENT WIDTH: 27'

NAME: NW Greenwood Street

LENGTH: 428'

CLASSIFICATION: Normal Residential

ROW (REQ'D./PROV.): 60'/60'

PAVEMENT WIDTH: 29'

NAME: NW 21<sup>st</sup> Street  
LENGTH: 1257'  
CLASSIFICATION: Normal Looping  
ROW (REQ'D./PROV.): 60'/60'  
PAVEMENT WIDTH: 27'

NAME: NW Linwood Court  
LENGTH: 200'  
CLASSIFICATION: Normal Cul-de-sac  
ROW (REQ'D./PROV.): 60'/60'  
PAVEMENT WIDTH: 27'

NAME: NW North Creek Drive  
LENGTH: 600'  
CLASSIFICATION: Normal Looping  
ROW (REQ'D./PROV.): 60'/60'  
PAVEMENT WIDTH: 27'

NAME: NW 25th Street  
LENGTH: 380'  
CLASSIFICATION: Normal Looping  
ROW (REQ'D./PROV.): 60'/60'  
PAVEMENT WIDTH: 27'

**WASTE WATER:**

PROJECTED FLOWS: 74 units X 3 person. per house X 300 gal. per day/pers.= 66,600 GPD  
TREATMENT PLANT CAPACITY: 12.1MGD; current daily avg. 6.41 MGD  
NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: 27" Trunk Sewer on the north side of NW 18<sup>th</sup> Street

**STORM WATER:**

BASIN FLOWS: This plat lies in the Rock Creek Drainage Area

**WATER SYSTEM:**

USAGE: 74 units X 3 persons/house X 100 gal. per day/person = 22,200 GPD  
SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 3.9 MGD.

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

**CONSTRUCTION PLANS:** To be approved.