



Plan and Zoning Commission
Staff Report

Meeting Date: September 6, 2016

Agenda Item: Hidden Creek Plat 4 Final Plat
Report Date: August 25, 2016 *ESC*
Prepared by: Deb Gervais
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of Hidden Creek Plat 4 Final Plat.

Project Summary:

Hidden Creek Plat 4 is the 1.15-acre replat of Outlot X, Hidden Creek Plat 2 at the intersection of NW 18th Street and NW Irvinedale Drive. The property is owned by Hunziker Land Development, Co, L.L.C., the developer for the rest of the Hidden Creek subdivision. The plat is zoned C-2, General Retail, Highway Oriented, and Central Business Commercial District with restrictions.

Project Report:

The plat does not involve any additional public street or utility development. There is an existing street access for this property on NW 18th Street. A 12-inch water main exists along the south side of the NW 18th Street right-of-way and an 8-inch exists along NW Irvinedale Drive. An 8-inch sanitary sewer exists along the rear of the property in an existing 20-foot wide Sanitary Sewer Easement. The property generally drains east to the ditch along NW Irvinedale Drive and then is picked up by the intake at the intersection of NW 18th Street and NW Irvinedale Drive.

This lot was originally platted as an outlot because NW 18th Street was not yet paved west of NW Irvinedale Drive. Plans for that project had not been completed, so the lot was left an outlot which would require it to be re-platted following the street paving. No additional right-of-way was needed for completion of the paving project.

Parksite dedication is not required for commercial development.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Hidden Creek Plat 4 - Final Plat

NAME OF OWNER / DEVELOPER: Hunziker Land Development Co. LLC

GENERAL INFORMATION:

PLAT LOCATION: Southwest corner of NW 18th Street and NW Irvinedale Drive
SIZE OF PLAT: 1.15-acres
ZONING: C-2

LOTS:

NUMBER: 1 commercial lot
SIZE/DENSITY: Lot 1 - 1.15-acres
USE: Commercial
BUILDING LINES: 35' front yard setback

PARK SITE: Parksites dedication is not required for commercial development

ADJACENT LANDS:

NORTH: Learning Safari Daycare
SOUTH: Hunziker Land Development, Co. LLC - undeveloped
EAST: Single-family residential
WEST: Single-family residential

STREET DEVELOPMENT: None

WASTE WATER:

PROJECTED FLOWS: 1.15 acres of developable land X 1000 gal. per day/acre of developable land
= 1,150 GPD Est.
TREATMENT PLANT CAPACITY: Design 12.1 MGD; current daily average 6.41 MGD
NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: 16" sanitary force main that runs
along Rock Creek southeast of Boulder Brook

STORM WATER:

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

WATER SYSTEM:

PROJECTED USAGE: 1.15 acres of developable land X 1000 gal. per day/acre of developable land
= 1,150 GPD Est.
SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 3.9 MGD.

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: None.