

**Agenda Item:** Autumn Crest Plat 6 Final Plat  
**Report Date:** August 25, 2016 *ESL*  
**Prepared By:** Deb Gervais  
Associate Planner

**Staff Recommendation:**

That the Plan and Zoning Commission recommend City Council approval of Autumn Crest Plat 6 Final Plat and approval of cost participation for water main improvements.

**Project Summary:**

Autumn Crest Plat 6 is a proposed 2.57-acre development located within the Autumn Crest Development, west of N Ankeny Boulevard and Mercy Clinic and north of NW 36<sup>th</sup> Street. The development consists of two lots zoned C-2, General Retail and Highway Oriented Commercial District. The proposed plat is consistent with the Preliminary Plat originally approved in 2011.

**Project Report:**

The plat does not involve any public street development.

A 16-inch water main is proposed along the north side of NW 36<sup>th</sup> Street from the southwest corner of the development east to N Ankeny Boulevard. Cost participation has been requested to upsize from an 8-inch to a 16-inch along the plat area and then 100% city cost is requested for the water main improvements south of the existing Mercy Clinic.

A 15-inch sanitary sewer main exists along the north side of NW Autumn Crest Drive with an existing 8-inch stub to the south. This 8-inch sanitary sewer will be extended south to serve the two commercial lots proposed.

Autumn Crest development is part of the Upper Four Mile Creek watershed. Plat 6 generally drains to the north. Ultimately, all of the storm water will discharge into Four Mile Creek.

Parksite dedication is not required for commercial development.

**CITY OF ANKENY  
SUBDIVISION DATA**

**NAME OF PLAT: Autumn Crest Plat 6 - Final Plat**  
**NAME OF OWNER / DEVELOPER: Kimberley Properties, Inc.**

---

**GENERAL INFORMATION:**

PLAT LOCATION: West of N Ankeny Boulevard and north of NW 36<sup>th</sup> Street  
SIZE OF PLAT: 2.57 acres  
ZONING: C-2, General Retail and Highway Oriented Commercial District

**LOTS:**

NUMBER: 2 commercial lots  
SIZE/DENSITY: Lot 1 – 1.16 acres, Lot 2 – 1.41 acres  
USE: Commercial  
BUILDING LINES: 35' front yard setback

**PARKSITE DEDICATION:** Parksites dedication is not required for commercial development

**ADJACENT LANDS:**

NORTH: Kimberley Properties, Inc. - undeveloped  
SOUTH: NW 36<sup>th</sup> Street - undeveloped  
EAST: Mercy Clinic  
WEST: Kimberley Properties, Inc. - undeveloped

**STREET DEVELOPMENT:** None

**WASTE WATER:**

PROJECTED FLOWS: 2.57 acres of developable land X 1000 gal. per day/acre of developable land = 2,570 GPD Est.  
TREATMENT PLANT CAPACITY: Design 12.1 MGD; current daily average 6.41 MGD  
NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: Four-Mile Trunk Sewer

**STORM WATER:**

BASIN FLOWS: This plat lies in the Upper Four Mile Creek Watershed.

**WATER SYSTEM:**

PROJECTED USAGE: 2.57 acres of developable land X 1000 gal. per day/acre of developable land = 2,570 GPD Est.  
SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 3.9 MGD.

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

**CONSTRUCTION PLANS:** Approved.