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*Plan and Zoning Commission
Staff Report*

Meeting Date: September 6, 2016

Agenda Item: Windsor Village Plat 5 Final Plat and Final R-3A Site Plan
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 Windsor Village Plat 5 Final Plat.

That the Plan and Zoning Commission recommend City Council approval of Windsor Village Plat 5 Final R-3A Site Plan.

Project Summary:

Windsor Village Plat 5 is a 3.19-acre parcel of land located east of NE Delaware Avenue and south of NE 18th Street. This phase of the development includes eighteen single-family attached lots. The plat also includes Outlot 'Z' for privately owned common area including private street development of NE 17th Lane.

Project Report:

The City Council approved the rezoning and Preliminary R-3A site plan for this project on July 18, 2016. The Final Plat and Final Site Plan for Plat 5 conforms to the corresponding areas on the Preliminary R-3A Site Plan, as well as City ordinance and policies.

There is no public street development as part of this plat. NE 17th Lane and associated parking will be privately owned. Street Lot A will be deeded to the City for additional right-of-way associated with NE Delaware Avenue.

Eight-inch water main and eight-inch sanitary sewer will be extended along NE 17th Lane.

The storm water in this phase of the development will flow east in private storm sewer to the public storm sewer along NE Windsor Drive. Storm water management was provided with Plat 1. Detention areas eventually drain into Tributary 'A' of Four Mile Creek.

Proposed single-family attached units will be similar to those approved with the original R-3A Preliminary Site Plan in 2006. The elevations are included with this report.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Windsor Village Plat 5 Final Plat
NAME OF OWNER / DEVELOPER: DRA Properties, LC

GENERAL INFORMATION:

PLAT LOCATION: East of NE Delaware Avenue and south of NE 18th Street
SIZE OF PLAT: 3.19-acres
ZONING: R-3A

LOTS:

NUMBER: 18 townhome lots
SIZE/DENSITY: 5.64 units per acre
USE: Single-family attached townhomes
BUILDING LINES: 35' from perimeter

PARK SITE DEDICATION:

The developer has proposed to submit cash payment in lieu of land dedication.

NEAREST DEVELOPED PARK LOCATION: Michael Park

ADJACENT LANDS:

NORTH: NE 18th Street – single-family homes
SOUTH: Windsor Village
EAST: Windsor Village
WEST: NE Delaware Avenue – single-family homes

WASTE WATER:

PROJECTED FLOWS: 18 units x 3 people/unit x 300 gallons/day/person = 16,200 GPD
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 Northeast Drainage Area.

WATER SYSTEM:

PROJECTED USAGE: 18 units x 3 people/unit x 100 gallons/day/person = 5,400 GPD
SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 3.9 MGD.

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: Approved.