



*Plan and Zoning Commission
Staff Report*

Meeting Date: September 20, 2016

Agenda Item: Clover Ridge East Plat 2- Preliminary Plat

Report Date: September 15, 2016 *ERC*

Prepared by: Emily Bodeker
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the Clover Ridge East Plat 2 Preliminary Plat and recommend approval of the private street names SE Justice Court, SE Justice Drive, SE Shamrock Court, SE Shamrock Drive, SE Oliver Court and SE Oliver Drive.

Project Summary:

Clover Ridge East Plat 2 is a proposed 32.4 acre plat located in the southeast quadrant of Ankeny, generally east of SE Clover Ridge Drive, south of the existing Clover Ridge East plat. The property is currently in the process of being rezoned to R-3, Multiple-Family Residence District restricted to single family. The third reading of the Ordinance amending the zoning to the subject property is on the September 19th Council agenda. The preliminary plat shows 77 lots and 4 outlots.

Project Report:

Streets: The general layout of the development connects with the existing SE 20th Street and continues it east to NE Berwick Drive. SE Justice Street will be constructed north of SE 20th Street and SE Justice Court will be constructed south of SE 20th Street. SE Justice Street will connect with SE Shamrock Drive, which will extend east and transition into SE Shamrock Court. SE Oliver Drive extends north from SE 20th Street and connects to SE Shamrock Drive. SE Oliver Court extends south from SE 20th Street. Five foot sidewalks will be required throughout the development.

Water: Ten inch water main will be extended north along the east plat boundary. 10 inch water main will also be installed on the north side of SE 20th Street and tie into an existing 10 inch water main west of the plat boundary. Eight inch water will be extended throughout the remainder of the proposed development.

Sewer: Eight inch sanitary sewer will be installed along NE Berwick Drive and connect to the 15 inch sewer that will be extended east along SE 20th Street. Eight inch sewer will be extended throughout development.

Drainage: Storm water detention is provided throughout the proposed development. Ultimately the plat will drain to the south.

Park site: Parksite for this development is currently being considered. The City's Parks Department has agreed to accept Outlot Z as parkland dedication with the condition that there be a 20' trail easement located between lots 21&22 and a 20' trail easement acquired through the 1811 SE Clover Ridge Drive property. The developer will also be required to install an 8-foot trail within those easements. Ultimately this trail system, including trail within Outlot Z, will connect the residents in this area to Hillside Park to the west.