



*Plan and Zoning Commission  
Staff Report*

*Meeting Date: September 20, 2016*

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**Agenda Item:** Village at Trestle Crossing Plat 1 Final Plat

**Report Date:** September 15, 2016 *ESL*

**Prepared by:** Emily Bodeker  
Associate Planner

**Staff Recommendation:**

That the Plan and Zoning Commission recommend City Council approval of the Village at Trestle Crossing Plat 1 final plat and recommend City Council authorization of cost participation in an amount not to exceed \$1,729.00 for upsizing to an eight foot trail along NW Irvinedale Drive.

**Project Summary:**

The proposed Village at Trestle Crossing Plat 1 is 14.85 acres located on the northeast corner of NW 18<sup>th</sup> Street and NW Irvinedale Drive. The final plat contains 44 attached townhome lots and 3 16-plex lots zoned R-3, Multiple-Family Residence District restricted to 8 units/acre. There is also one outlot zoned C-1, Neighborhood Retail Commercial District with restrictions that will be platted at a future date.

**Project Report:**

- Streets:** The development consists of all private streets with access off of NW Irvinedale Drive and NW 18<sup>th</sup> Street. Generally the townhomes will be accessed off of NW 18<sup>th</sup> Street and lots 45, 46, and 47 will have access from NW Irvinedale Drive and NW 18<sup>th</sup> Street. The developer is required to pay for a south bound left turn lane on NW Irvinedale Drive at the newly created access point with the Council submittal.
- Water:** Eight inch water main will be extended west from the development to the east and will be extended throughout the proposed Village at Trestle Crossing Development.
- Sewer:** Eight inch sanitary sewer will be extended throughout the development.
- Drainage:** The plat generally drains east to the regional pond located in the Trestle Crossing development, to the east of the proposed plat.
- Parkland:** The developer is proposing to provide required parksite dedication through payment in lieu of dedication. Payment will be due before the final plat goes to Council.

**CITY OF ANKENY  
SUBDIVISION DATA**

**NAME OF PLAT:** Village at Trestle Crossing Plat 1  
**NAME OF OWNER/Developer:** Caliber Iowa LLC

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**GENERAL INFORMATION:**

PLAT LOCATION: On the northeast corner of NW 18<sup>th</sup> Street and NW Irvinedale Drive  
SIZE OF PLAT: 14.85  
ZONING: R-3, Multiple Family Residence District restricted to 8 units per acre; Outlot Y is zoned C-1 with restrictions

**LOTS:**

NUMBER: 47 lots, 2 outlots, 1 street lot  
USE: Residential  
BUILDING LINES: 30' front, 35' rear; 7' minimum 15' total side for one story; 8' minimum 17' total for greater than one story

**PARK SITE DEDICATION:** The developer has indicated they would like to provide required parksite dedication through payment in lieu of land dedication. Based on the density, a 10% land dedication, or equivalent cash-in-lieu payment is required.

**ADJACENT LANDS:**

NORTH: High Trestle Trail and Trestle Crossing Plats 2 & 3  
SOUTH: NorthCreek Plat 6  
EAST: Trestle Crossing Townhomes  
WEST: Trestle Point Development

**STREET DEVELOPMENT:** No new public street development is proposed with this plat. Street Lot A is additional right-of way for NW Irvinedale Drive.

**WASTE WATER:**

PROJECTED FLOWS: 92 units X 3 persons X 300 gal. per day/pers.= 82,800GPD Est.  
TREATMENT PLANT CAPACITY: Design: 12.1 MGD; 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

**WATER SYSTEM**

PROJECTED USAGE: 92 units x 3 persons/house x 100 gallons/day/pers.= 27,600 GPD  
SUPPLY CAPACITY: 13.72 MGD; Current daily avg 3.9 MGD.

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

**CONSTRUCTION PLANS:** Approved 9/14/16