



Agenda Item: Siena Hills Plat 6 Final Plat
Report Date: February 11, 2016
Prepared by: Deb Gervais, AICP *ESC*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of Siena Hills Plat 6 Final Plat.

Project Summary:

The subject site includes 13.00 acres and is generally located south of SW Ankeny Road and north and west of the single family residential homes on SW Carriage Drive. The site is within the Siena Hills PUD and is zoned Planned Unit Development. Hubbell Realty Company is proposing a final plat in conformance with the preliminary plat. Plat 6 final plat identifies Lots 1-22 which are proposed as single-family homes, Lots 23-36 as bi-attached homes, and Lot 37 is proposed as an assisted living facility. The sanitary sewer installed as part of Siena Hills Plat 5 will need to be removed as we vacate the easements and right-of way for SW Arcadia Drive.

Project Report:

This project includes 13.00 acres located south of SW Ankeny Road and west of S. Ankeny Boulevard. Lots 1-22 are proposed as single-family homes, Lots 23-36 as bi-attached homes, and Lot 37 is proposed as an assisted living facility.

Eight-inch water mains currently exist in the SW Ankeny Road right-of-way and in SW Carriage Drive right-of-way. The applicant is proposing to loop the system by extending eight-inch water main from SW Carriage Drive to SW Ankeny Road as well as an eight-inch water main along the private street SW School Lane.

Eight-inch sanitary sewer mains currently exist along SW Ankeny Road right-of-way and are proposed to be extended along the public and private streets within the development.

Storm water from the assisted living and bi-attached areas will be detained on the north side of these lots and the single-family area will flow north to the rural cross-section along SW Ankeny Road. Storm water from the existing Prairie Hawk Plat 2 pond is required to be conveyed through this site via the 50' Drainage Easement east of Lot 37.

Parksite dedication is complete for this area.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Siena Hills Plat 6
NAME OF OWNER: Hubbell Realty Company
NAME OF DEVELOPER: Hubbell Realty Company

GENERAL INFORMATION:

PLAT LOCATION: South of SW Ankeny Road and west of S. Ankeny Boulevard.
SIZE OF PLAT: 13.00 acres
ZONING: Siena Hills PUD

LOTS:

NUMBER: 22 single-family, 14 bi-attached, and 1 lot for 68 units assisted living / memory care
SIZE/DENSITY: 8 units per acre
USE: Single-family and bi-attached residential and assisted living with memory care.
BUILDING LINES:
 Front yard setback is 35 feet;
 Side yard setback is 25 feet;
 Rear yard setback is 40 feet.

PARK SITE DEDICATION: Parkland dedication is complete for this area.

ADJACENT LANDS:

NORTH: Approved site plan for MIDAS
SOUTH: Siena Hills PUD Single Family Residential
EAST: Future commercial development
WEST: Siena Hills PUD Single Family Residential

WASTE WATER:

PROJECTED FLOWS: Based upon other Assisted Living Facilities, 78 beds = 25,000 GPD
TREATMENT PLANT CAPACITY: Design: 12.1 MGD; current daily avg. 6.41 MGD.
NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: Southern Interceptor

STORM WATER:

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

WATER SYSTEM:

USAGE: Based upon other Assisted Living Facilities, 78 beds = 25,000 GPD

SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 3.9 MGD.

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved by staff.