city of Ankeny

bringing it all together

Plan and Zoning Commission
Staff Report

Meeting Date: April 5, 2016

Agenda Item: Rock Creek Crossing Plat 5 Final Plat
Report Date: March 31, 2015
Prepared by: Julie Gould EJC
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of Rock Creek Crossing Plat 5 Final Plat.

Project Summary:

Rock Creek Crossing Plat 5 Final Plat is a proposed 21.05 acre plat. The site is located north of Rock Creek Crossing Plat 4. The plat creates 42 single-family lots. The zoning is R-2, One and Two-Family Residence District, restricted to single –family detached residential housing.

Project Report:

This development proposes to extend NW 13th to connect with NW Weigel Drive. NW Seasons Drive will continue north from the development to the south through this plat. NW Horizon Drive will also continue north and connect with NW 11th Street that will run east-west and terminate in a cul-de-sac, NW 11th Court.

Eight-inch water mains will run along the north and east sides of all street within the plat.

Eight-inch sanitary sewer lines will be extended generally in the middle of most streets. The sanitary sewer will connect with an existing 30" sanitary trunk sewer that runs along Rock Creek at a location within the NW 13th Street right-of-way.

Storm water in this plat will generally flow towards the east side the plat where it will then be piped into Rock Creek.

CITY OF ANKENY
SUBDIVISION DATA

NAME OF PLAT: **Rock Creek Crossing Plat 5**
NAME OF OWNER: **Diamond Development, LLC**
NAME OF DEVELOPER: **Diamond Development, LLC**

GENERAL INFORMATION:

PLAT LOCATION: East side of NW Weigel Drive and north of Rock Creek Crossing Plat 4
SIZE OF PLAT: 21.05 acres
ZONING: R-2, restricted to single family detached homes

LOTS:

NUMBER: 42 lots and 5 street lots
SIZE/DENSITY: 21.05 acres / 2 units per acre
USE: Residential
BUILDING LINES:
Front yard: 30 feet
Side yard (one story): 15 feet (total), minimum on one side is 7 feet
Side yard (over one story): 17 feet (total), minimum on one side is 8 feet
Rear yard: 35 feet

PARK SITE DEDICATION:

Park site will be dedicated with this plat and meet the parksite dedication requirements for the Rock Creek Crossing development.

ADJACENT LANDS:

NORTH: Pine View Estates Plat 5/undeveloped
SOUTH: Rock Creek Crossing Plat 4
EAST: Boulder Brook Plat 15
WEST: St Luke's the Evangelist Catholic Church

STREET DEVELOPMENT:

NAME: NW Seasons Drive
LENGTH: 725.12'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 29'

NAME: NW 13th Street
LENGTH: 1284.62'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 70'/70'
PAVEMENT WIDTH: 31'

NAME: NW 11th Court
LENGTH: 303.88'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

NAME: NW 11th Street
LENGTH: 260.60'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

NAME: NW Horizon Drive
LENGTH: 162.59'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

WASTE WATER:

PROJECTED FLOWS: 42 homes x 3 people per house x 300 gallons per day/per person = 37,800 GPD
TREATMENT PLANT CAPACITY: Design: 12.1 MGD; current daily avg. 6.41 MGD.
NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: 30-inch trunk line is located along Rock Creek.

STORM WATER:

BASIN FLOWS: This plat lies in the Rock Creek Drainage Area.

WATER SYSTEM:

USAGE: 42 homes x 3 people per house x 100 gallons per day/per person = 12,600 GPD

SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 3.91 MGD.

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved by Staff