



*Plan and Zoning Commission
Staff Report*

Meeting Date: June 21, 2016

Agenda Item: Rock Creek Crossing Plat 6 Final Plat

Report Date: June 16, 2016 *Esc*

Prepared by: Julie Gould
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of Rock Creek Crossing Plat 6 Final Plat.

Project Summary:

Rock Creek Crossing Plat 6 Final Plat is a proposed 8.44 acre plat. The site is located north of Rock Creek Crossing Plat 5. The plat creates 22 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 Seasons Drive to connect with NW Weigel Drive. NW Seasons Drive will continue north from the development to the south through this plat. NW 14th Court will be a small cul-de-sac on the west side of NW Seasons Drive.

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.

Storm water in this plat will generally flow towards the south and east and be piped into Rock Creek through the 30" storm sewer main within this plat.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Rock Creek Crossing Plat 6
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 5
SIZE OF PLAT: 8.44 acres
ZONING: R-2, restricted to single family detached homes

LOTS:

NUMBER: 22 lots and 2 street lots
SIZE/DENSITY: 8.44 acres / 2.6 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 dedication for this plat was satisfied as part of the Pine View Estates development. The deed to the parkland was accepted by City Council on March 7, 2016.

ADJACENT LANDS:

NORTH: Pine View Estates Plat 6
SOUTH: Rock Creek Crossing Plat 5
EAST: City of Ankeny Property
WEST: Undeveloped

STREET DEVELOPMENT:

NAME: NW Seasons Drive
LENGTH: 487.32'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 29'

NAME: NW 14th Court
LENGTH: 206.04'
CLASSIFICATION: Normal Cul-de-sac
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 29'

WASTE WATER:

PROJECTED FLOWS: 22 homes x 3 people per house x 300 gallons per day/per person = 19,800 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: 22 homes x 3 people per house x 100 gallons per day/per person = 6,600 GPD

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

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: Approved June 13, 2016