



*Plan and Zoning Commission
Staff Report*

Meeting Date: November 22, 2016

Agenda Item: Clover Ridge East Plat 2 Final Plat

Report Date: November 15, 2016 *ESC*

Prepared By: Emily Bodeker
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of Clover Ridge East Plat 2 Final Plat and recommend City Council authorization of cost participation in an amount not to exceed \$5,700 for 15-inch sanitary sewer along SE 20th Street.

Project Summary:

Clover Ridge East Plat 2 is a proposed 20.05 acre, 47 lot development located in the southeast quadrant of Ankeny, generally east of SE Clover Ridge Drive, south of the existing Clover Ridge East plat. This property is zoned R-3, Multiple-Family Residence District restricted to single family. The final plat is consistent with the preliminary plat.

Project Report:

- Streets:** The general layout of the site extends SE 20th Street east. SE Justice Court Extends south from SE 20th Street and SE Justice Street extends north. SE Justice Street connects with SE 18th Street, which will extend east and transition into SE 18th Court. SE Oliver Drive will extend south and will connect with SE 20th Street in a future plat.
- Water:** Ten inch water will be extended east with the extension of SE 20th Street. Eight inch water main will be extended along SE Justice Court and SE Justice Street and extend east along SE 18th Street and SE 18th Court. Eight inch water will also extend south with SE Oliver Drive.
- Sewer:** Fifteen inch sanitary sewer main will be extended along SE 20th Street. Eight inch sanitary sewer will be installed throughout the remainder of the development.
- Drainage:** Storm water detention is provided throughout the proposed development. Generally the plat will ultimately drain to the south.
- Park site:** Outlot Y will be deeded to the City to meet the park site dedication requirements. In addition to Outlot Y, the developer is installing 8 foot trail in between lots 14 & 15 on the proposed plat, obtaining a trail easement and installing 8 foot trail on Lot 3, Hillside Estates Plat 2, and upsizing the trail and installing two ramps to the existing trail connection to the west.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Clover Ridge East Plat 2
NAME OF OWNER/DEVELOPER: Solid Ground, LLC

GENERAL INFORMATION:

PLAT LOCATION: East of SE Clover Ridge Drive, south of Clover Ridge East Plat 1,
and west of NE Berwick drive
SIZE OF PLAT: 20.05 acres
ZONING: R-3 restricted to single family

LOTS:

NUMBER: 47 lots, 2 outlots, 4 street lots
USE: Single family housing
BUILDING LINES: Front Yard Setback-30'; rear yard setback-35'

PARK SITE DEDICATION:

Outlot Y will be deeded to the City to meet the park site dedication requirements. The developer will also be responsible for installing 8 foot trail in between lots 14 & 15, obtain an easement and install 8 foot trail along Lot 3, Hillside Estates Plat 3, and upsize the trail and install ramps to connect to the existing trail to the west.

ADJACENT LANDS:

NORTH: Clover Ridge East Plat 1
SOUTH: Future Clover Ridge East Plats
EAST: Future Clover Ridge East Plats and land located in the County zoned Agricultural and Agricultural Transition District
WEST: Hillside Estates Plat 2 & Plats in the Clover Ridge Development

STREET DEVELOPMENT:

NAME: SE 18th Street
LENGTH: 303.77'
CLASSIFICATION: Normal residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

NAME: SE 18th Court
LENGTH: 281.29'
CLASSIFICATION: Normal cul-de-sac
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

NAME: SE Oliver Drive
LENGTH: 91.19'
CLASSIFICATION: Normal residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

NAME: SE Justice Street
LENGTH: 502.93'
CLASSIFICATION: Normal residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

NAME: SE 20th Street
LENGTH: 353.7'
CLASSIFICATION: Minor Collector
R.O.W. (REQ'D./PROV.): 70'/70'
PAVEMENT WIDTH: 31'

NAME: SE Justice Court
LENGTH: 455.38'
CLASSIFICATION: Normal cul-de sac
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

WASTE WATER:

PROJECTED FLOWS: 47 lots x 3 people per house x 300 gallons per day/per person = 42,300 GDP est
TREATMENT PLANT CAPACITY: Design 12.1 MGD; current daily average 6.41 MGD
NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: 18" Sanitary Sewer along SE Four Mile Drive

STORM WATER:

BASIN FLOWS: This plat lies in the Four Mile Creek Basin

WATER SYSTEM:

USAGE: lots x 3 people per house x 100 gallons per day/per person = 14,100 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.