



Agenda Item: Camden West Plat 7 - Final Plat

Report Date: November 9, 2016

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Associate Planner

EJC

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of Camden West Plat 7 Final Plat.

Project Summary:

Camden West Plat 7 is the final development of this neighborhood. It is 5.92 acres in size and is located southwest of existing Camden West plats, south of W 1st Street and west of SW Weigel Drive. There are 16 lots proposed with this plat, which is zoned R-2, restricted to single-family, with the requirement that lots along the western edge of the development have minimum widths of 85 feet. The smallest lot width along the western edge of this development is 85 feet.

Project Report:

Street development in this plat area includes the extension of SW 5th Street, which curves around south to become SW Driftwood Court.

Eight-inch water and sewer lines will be extended along the public streets to provide service to the new lots.

Storm water in this plat drains south of Camden West Plat 6 through drainage easements and a storm sewer between Lots 5 and 6.

The nearest park is Watercrest Park, located approximately ½ mile north of the development. The developer has proposed to pay cash in lieu of land dedication.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Camden West Plat 7 Final Plat
NAME OF OWNER/ DEVELOPER: Strahan Construction, Inc.

GENERAL INFORMATION:

PLAT LOCATION: South of W 1st Street and west of SW Weigel Drive, southwest of the existing Camden West subdivision
SIZE OF PLAT: 5.92 acres
ZONING: R-2, restricted to single-family and minimum lot widths of 85' along the west property line

LOTS:

NUMBER: 16 single-family lots
SIZE/DENSITY: 2.70 units per acre
USE: Single-family residential
BUILDING LINES: 30' front and 35' rear yard setbacks

PARK SITE DEDICATION:

The developer has proposed to submit cash payment in lieu of land dedication.

NEAREST DEVELOPED PARK LOCATION: Watercrest Park

ADJACENT LANDS:

NORTH: Camden West Plat 5
SOUTH: Undeveloped property outside of Ankeny city limits
EAST: Camden West Plat 6
WEST: Lakeridge Cove Plat 5 outside of Ankeny city limits

STREET DEVELOPMENT:

NAME: SW 5th Street
LENGTH: 193.5
CLASSIFICATION: Normal Looping
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

NAME: SW Driftwood Court
LENGTH: 330.20'
CLASSIFICATION: Normal Cul de Sac
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

WASTE WATER:

PROJECTED FLOWS: 16 units x 3 persons/unit x 300 gallons/day/person =
14,400 GPD
TREATMENT PLANT CAPACITY: Design 12.1 MGD; current daily average 6.41 MGD
NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: Rock Creek

STORM WATER:

BASIN FLOWS: This plat lies in the Saylorville Lake Drainage Area.

WATER SYSTEM:

PROJECTED USAGE: 16 units x 3 persons/house x 100 gallons/day/person =
4,800 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.