



Meeting Agenda

Plan and Zoning Commission

Tuesday, June 21, 2022

6:30 PM

Ankeny City Council Chambers

1250 SW District Drive, Second Floor, Ankeny, Iowa

Glenn Hunter, Chair

Ted Rapp, Vice Chair

Trina Flack
Randall Weisheit

Lisa West

Annette Renaud
Todd Ripper

Plan and Zoning Commission regular meetings are held at 6:30 p.m. on the first and third Tuesdays of each month, following the Monday City Council meetings. All Plan and Zoning meetings are open to the public. Assistive Listening Devices (ALD) are available for persons with impaired hearing.

CALL TO ORDER:

A. ROLL CALL:

B. AMENDMENTS TO AGENDA:

Consider MOTION to approve and accept the June 21, 2022 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes

Consider MOTION to approve and accept the June 7, 2022 minutes of the Plan and Zoning Commission meeting.

2. Kimberley Estates Plat 2 Final Plat

Consider MOTION to recommend City Council approval of the Kimberley Estates Plat 2 Final Plat, subject to City Council authorizing cost participation for oversized sidewalk in an amount estimated to be \$3,706.50, authorizing cost participation for 12-inch water main in an amount estimated to be \$4,895, and authorizing the Mayor to sign a development agreement for the extension of the Four Mile Trunk Sewer.

3. The Crossings at Deer Creek Plat 15 Final Plat

Consider MOTION to recommend City Council approval of The Crossings at Deer Creek Plat 15 Final Plat, subject to staff approval of the associated traffic impact study.

Consider MOTION to approve the recommendations for Consent Agenda Item(s) #1 - #3.

F. REMOVED CONSENT AGENDA ITEMS:

G. PUBLIC HEARINGS:

H. BUSINESS ITEMS:

I. OLD BUSINESS:

J. REPORTS:

1. June 20, 2022 City Council Report - Staff
2. Director's Report
- Tentative agenda items for July 6, 2022
3. Commissioner's Reports

K. MISCELLANEOUS ITEMS:

July 5, 2022 - 5:30 p.m. City Council Representative: Staff

L. ADJOURNMENT:

Consider MOTION to adjourn the meeting.



PLAN AND ZONING COMMISSION

June 21, 2022

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Minutes

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider MOTION to approve and accept the June 7, 2022 minutes of the Plan and Zoning Commission meeting.

ADDITIONAL INFORMATION:

ATTACHMENTS:

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Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, June 7, 2022

Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair G.Hunter called the June 7, 2022 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

Members present: Glenn Hunter, Trina Flack, Todd Ripper, Annette Renaud, Randy Weisheit and Lisa West.

Absent: Ted Rapp. Staff present: E.Jensen, E.Carstens, D.Silverthorn, J.Heil, L.Hutzell, B.Fuglsang

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve the June 7, 2022 agenda without amendments. Second by T.Ripper. All voted aye.

Motion carried 6 – 0.

COMMUNICATIONS

There were no communications.

CITIZEN'S REQUEST

There were no requests.

CONSENT AGENDA ITEMS

Item #1. Minutes

Motion to approve and accept the May 17, 2022 minutes of the Plan and Zoning Commission meeting.

Item #2. 201 East First Street - NAPA Store Expansion Site Plan

Motion to approve the site plan for 201 East First Street, NAPA Store Expansion.

Item #3. 2405 N Ankeny Boulevard - Site Plan

Motion to approve the site plan for 2405 N Ankeny Boulevard, Lot 3, Northpointe Village Center Plat 2, subject to Council approval of the stormwater management easement.

Motion by T.Flack to approve the recommendations for Consent Agenda Items #1 - #3. Second by L.West. All voted aye. Motion carried 6 – 0.

PUBLIC HEARINGS

There were no public hearings.

BUSINESS ITEMS

Item #4. J. Larson Homes, LLC request to rezone property from R-1, One-Family Residence District to PUD, Planned Unit Development

D.Silverthorn reported that the applicant, J. Larson Homes, LLC, requests to rezone property from R-1, One-Family Residence District to PUD, Planned Unit Development. The area subject to the proposed rezoning consists of 34.51 acres, and is located northeast of the intersection at NW 18th Street and NW Weigel Drive. He stated the properties to the north and east are zoned R-1, while properties to the south are zoned R-2, One-Family and Two-Family Residence District, restricted to single-family residential and the properties to the west are zoned R-3, Multiple-Family Residence District, restricted to 10 units/acre; and C-1, Neighborhood Retail Commercial District. D.Silverthorn stated that the proposed rezoning generally aligns with The Ankeny Plan 2040 Comprehensive Plan Future Land Use Map, which indicates this property as Medium Density Residential. He presented the current Future Land Use Map and said the land use designations are consistent with what would be around major collector and minor arterial streets. He stated that the purpose of the proposed rezoning to PUD is to allow smaller lot widths than what would normally be allowed in an R-3 zoning district. Normally, the R-3 zoning district allows minimum lot widths of 65-feet and lot areas being 8,000 square feet; noting that the proposed rezoning to PUD would allow for 50-foot lot widths and lot areas of 5,000 square feet. D.Silverthorn presented the PUD Master Plan, explaining the general layout of the proposed development. He then provided detailed information to address the

concerns that were raised by neighboring property owners and the Commission at the public hearing. The concerns were related to the smaller lot sizes, property values, off-street parking, and street maintenance/snow removal. He stated that the proposed rezoning from R-1, One-Family Residence District to PUD, Planned Unit Development to accommodate single-family detached residential dwellings with 50-foot minimum lot widths is consistent with The Ankeny Plan 2040 Comprehensive Plan, and is appropriate for the location at the intersection of NW 18th Street and NW Weigel Drive. City staff is recommending that the Plan and Zoning Commission recommend City Council approval of the request by J. Larson Homes, LLC, to rezone property from R-1, One-Family Residence District to PUD, Planned Unit Development.

R.Weisheit commented that he appreciated the analysis on the lot sizes and parking.

Brent Culp, Snyder & Associates, 2727 SW Snyder Boulevard, representing John Larson, J. Larson Homes, LLC said they would answer any questions the Commission may have. There were no further questions.

T.Flack said she still has concerns on the small lot sizes but would rather see the single-family homes to brake up the apartment/townhomes area. A.Renaud also appreciated the analysis presented by D.Silverthorn.

Motion by A.Renaud to recommend City Council approval of the request by J. Larson Homes, LLC to rezone property from R-1, One-Family Residence District to PUD, Planned Unit Development. Second by T.Flack. All voted aye. Motion carried 6 – 0.

REPORTS

City Council Meeting

E.Jensen reported on his attendance at the June 6, 2022 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the June 21, 2022 Plan and Zoning Commission meeting and the May 2022 Building Permit Report.

Commissioner's Reports

There were no reports.

MISCELLANEOUS ITEMS

June 20, 2022 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, motion by T.Flack to adjourn the meeting. Meeting adjourned at 6:48 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission



PLAN AND ZONING COMMISSION

June 21, 2022

6 : 30 PM

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ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Kimberley Estates Plat 2 Final Plat

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

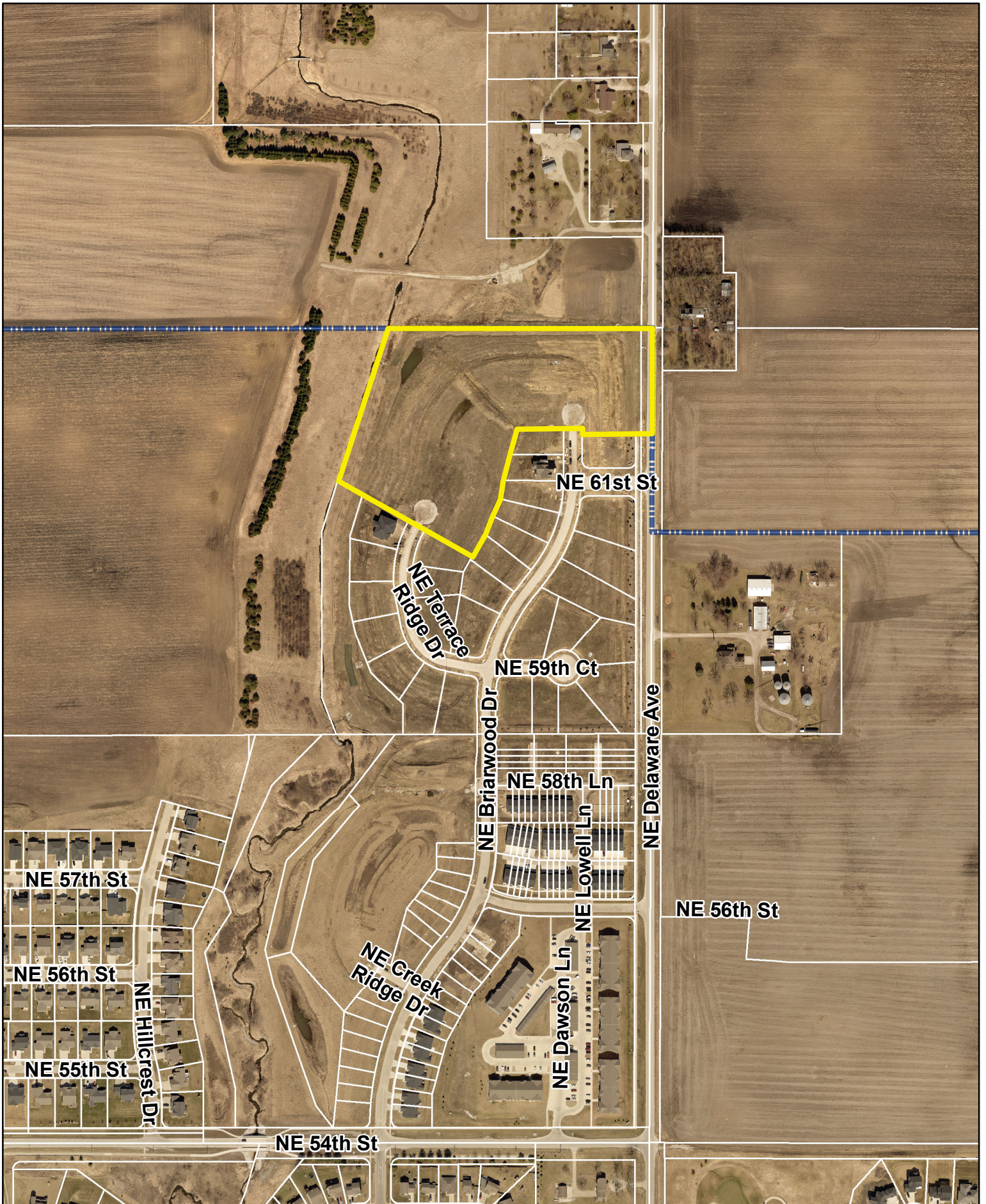
ACTION REQUESTED:

Action: Consider MOTION to recommend City Council approval of the Kimberley Estates Plat 2 Final Plat, subject to City Council authorizing cost participation for oversized sidewalk in an amount estimated to be \$3,706.50, authorizing cost participation for 12-inch water main in an amount estimated to be \$4,895, and authorizing the Mayor to sign a development agreement for the extension of the Four Mile Trunk Sewer.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Aerial Map
 Staff Report
 Applicant Letter
 Final Plat



1 inch = 400 feet
Date: 6/1/2022

Kimberley Estates Plat 2



*Plan and Zoning Commission
Staff Report*

Meeting Date: June 21, 2022

Agenda Item: Kimberley Estates Plat 2 – Final Plat
Report Date: June 15, 2022
Prepared By: Derek Silverthorn
Associate Planner

EJC

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the Kimberley Estates Plat 2 Final Plat, subject to City Council authorizing cost participation for oversized sidewalk in an amount estimated to be \$3,706.50, authorizing cost participation for 12-inch water main in an amount estimated to be \$4,895, and authorizing the Mayor to sign a development agreement for the extension of the Four Mile Trunk Sewer.

Project Summary:

Kimberley Estates Plat 2 is a proposed 10.47-acre (+/-) plat located west of NE Delaware Avenue and approximately ½-mile north of NE 54th Street. The plat area is zoned R-2, One-Family and Two-Family Residence District, restricted to single-family and 80' minimum lot widths. The subject plat creates 17 single-family residential lots, two street lots, and one outlot. The proposed plat is consistent with the Kimberley Estates preliminary plat approved on May 6, 2019.

Project Report:

Streets: The subject plat provides two street lots for right-of-way improvements. Street Lot 'A' includes new portions of NE Briarwood Drive and NE Terrace Ridge Drive, and Street Lot 'B' includes additional NE Delaware Avenue right-of-way. The proposed development will be accessed from existing portions of NE Briarwood Drive and NE Terrace Ridge Drive along the southern plat boundary, which will both continue north and form a loop. These streets will be required to have five-foot sidewalk, while an eight-foot shared use path will be constructed along the west side of NE Delaware Avenue. The applicant is requesting City cost participation for 353 feet of this oversized sidewalk in an amount estimated to be \$3,706.50.

Water: 8-inch water main exists along NE Briarwood Drive and NE Terrace Ridge Drive within Kimberley Estates Plat 1, which will extend along new portions of NE Briarwood Drive and NE Terrace Ridge Drive to serve the subject plat. 12-inch water main also exists along the west side of NE Delaware Avenue, which will extend to the northern plat boundary in order to facilitate future development. The applicant is requesting City cost participation for 356 lineal feet of this 12-inch water main in an amount estimated to be \$4,895.

Sewer: 8-inch sanitary sewer exists along NE Briarwood Drive and NE Terrace Ridge Drive within Kimberley Estates Plat 1, which will extend along proposed portions of NE Briarwood Drive and NE Terrace Ridge Drive to serve the subject plat. This sewer will outlet into the 18-inch Four Mile Trunk Sewer located within Outlot 'Z'. The Four Mile Trunk Sewer will be extended

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Kimberley Estates Plat 2
NAME OF OWNER/ DEVELOPER: Bill Kimberley, LC

GENERAL INFORMATION:

PLAT LOCATION: West of NE Delaware Avenue; north of NE 61st Street
SIZE OF PLAT: 10.47 acres
ZONING: R-2, One-Family and Two-Family Residence District, restricted to single-family residential and 80' minimum lot widths

LOTS:

NUMBER: 17 single-family detached residential lots, 2 street lots, 1 outlot
SIZE/DENSITY: 1.62 units per acre
USE: Single-family detached residential
BUILDING LINES: Front: 30 feet
Rear: 35 feet
Side: One-story: 15 feet total (min. 7 feet one side)
More than one-story: 17' total (min. 8 feet one side)

ADJACENT LANDS:

NORTH: Undeveloped; Polk County
SOUTH: Kimberley Estates Plat 1
EAST: NE Delaware Avenue; Undeveloped, Polk County
WEST: Four Mile Creek; Undeveloped, Zoned R-1, One-Family Residence District

PARKLAND DEDICATION:

The developer requests that the City accept payment in lieu of parkland, in an amount equal to \$4,440 based on \$12,000 per acre, in order to satisfy the City of Ankeny parkland dedication requirements as specified in Chapter 200.35.1.A, Criteria for Requiring Park Land Dedication.

STREET DEVELOPMENT:

NAME: NE Briarwood Drive
LENGTH: 138'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

NAME: NE Terrace Ridge Drive
LENGTH: 788'
CLASSIFICATION: Normal Looping
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

WASTE WATER:

PROJECTED FLOWS: 17 units X 3 pers. per house X 300 gal. per day/pers.= 15,300 GPD

WRA CAPACITY: 200 MGD; current daily avg. 132 MGD

NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: Four Mile Trunk Sewer

STORM WATER:

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

WATER SYSTEM:

USAGE: 17 units X 3 pers. per house X 100 gal. per day/person = 5,100 GPD

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

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: Approved on June 14, 2022.



CIVIL DESIGN ADVANTAGE L.L.C.

ENGINEERS, LANDSCAPE ARCHITECTS,
PLANNERS & SURVEYORS

June 10, 2022

Honorable Mayor, City Council & Planning & Zoning Commission
c/o Derek Silverthorn
City of Ankeny
Planning & Building Department
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50021

RE: Kimberley Estates Plat 2
Final Plat & Construction Drawing Approval

Honorable Mayor, City Council and Planning and Zoning Commission;

On behalf of Kimberley Development Corporation, we submit herewith the following final plat and construction drawings for review and approval. The project area contains 10.47 acres and is located west of the intersection of NE Delaware Avenue and NE 61st Street. The final plat includes the development of 17 single family lots adhering to the R-2 One-Family and Two-Family Residence District. We would like to request cost sharing for \$3,706.50 for 353 feet of oversized sidewalk and \$4,895 for 356 lf of 12-inch watermain along NE Delaware Avenue.

Please accept this submittal for the next available Planning & Zoning and City Council meetings. Let me know if you have any questions or require any further information to complete your review. Thanks.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

Erin K. Ollendike, P.E.

INDEX LEGEND

LOCATION: PT. N1/2 SE1/4 SEC 36-81-24

REQUESTOR: BILL KIMBERLEY, LC

PROPRIETOR: BILL KIMBERLEY, LC
P.O. BOX 369
ANKENY, IOWA 50021

SURVEYOR: LOUIS M. KELEHAN

**SURVEYOR
COMPANY:** CIVIL DESIGN ADVANTAGE

PREPARED BY
& RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH: 515-369-4400

KIMBERLEY ESTATES PLAT 2

FINAL PLAT

OWNER / DEVELOPER

BILL KIMBERLEY, LC
P.O. BOX 369
ANKENY, IOWA 50021
PH: (515) 963-8335

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
CONTACT: MIKE BROONER
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH: (515) 369-4400

DATE OF SURVEY

FIELDWORK: SEPTEMBER, 2020

ZONING

R-2, WITH RESTRICTIONS TO SINGLE FAMILY RESIDENTIAL
ONLY AND 80' MIN. LOT WIDTH

BULK REGULATIONS

FRONT YARD SETBACK: 30'
TOTAL SIDE YARD (1 STORY): 15'
MIN SIDE YARD ON ONE SIDE (1 STORY): 7'
TOTAL SIDE YARD (MORE THAN 1 STORY): 17'
MIN SIDE YARD (MORE THAN 1 STORY): 8'
REAR YARD SETBACK: 35'

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90°20'43"	55.00'	86.73'	N45°03'17"W	78.02'	C13	1°19'33"	280.00'	6.48'	S06°40'48"W	6.48'
C2	83°45'19"	250.00'	365.45'	S47°53'42"W	333.77'	C14	14°40'05"	320.00'	81.92'	S13°21'05"W	81.70'
C3	25°41'11"	350.00'	156.91'	S18°51'37"W	155.60'	C15	11°01'05"	320.00'	61.54'	S26°11'40"W	61.44'
C4	2°15'45"	350.00'	13.82'	S30°34'20"W	13.82'	C16	2°15'45"	380.00'	15.00'	S30°34'20"W	15.00'
C5	32°18'14"	85.00'	47.92'	N16°02'02"W	47.29'	C17	2°15'45"	320.00'	12.64'	N30°34'20"E	12.63'
C6	42°42'09"	85.00'	63.35'	N53°32'14"W	61.89'	C18	4°31'46"	380.00'	30.04'	N29°26'20"E	30.03'
C7	15°20'21"	85.00'	22.76'	N82°33'28"W	22.69'	C19	12°36'09"	380.00'	83.58'	N20°52'22"E	83.41'
C8	4°29'37"	280.00'	21.96'	S87°31'33"W	21.95'	C20	8°33'16"	380.00'	56.73'	N10°17'40"E	56.68'
C9	17°34'20"	280.00'	85.87'	S76°29'34"W	85.54'	C21	32°11'36"	220.00'	123.61'	N22°06'50"E	121.99'
C10	20°07'16"	280.00'	98.33'	S57°38'46"W	97.83'	C22	41°37'46"	220.00'	159.85'	N59°01'31"E	156.35'
C11	20°07'16"	280.00'	98.33'	S37°31'29"W	97.83'	C23	9°55'57"	220.00'	38.14'	N84°48'23"E	38.09'
C12	20°07'16"	280.00'	98.33'	S17°24'13"W	97.83'	C24	90°20'43"	25.00'	39.42'	S45°03'17"E	35.46'

PLAT DESCRIPTION

A PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 36,
TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN,
IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF KIMBERLEY ESTATES PLAT 1, AN OFFICIAL PLAT IN SAID CITY OF ANKENY; THENCE NORTH 89°52'55" WEST ALONG THE NORTHERLY LINE OF SAID KIMBERLEY ESTATES PLAT 1, A DISTANCE OF 192.00 FEET; THENCE NORTH 00°07'05" EAST CONTINUING ALONG SAID NORTHERLY LINE, 17.57 FEET; THENCE NORTH 89°52'55" WEST, CONTINUING ALONG SAID NORTHERLY LINE, 210.00 FEET; THENCE SOUTH 17°55'21" WEST CONTINUING ALONG SAID NORTHERLY LINE, 89.28 FEET; THENCE SOUTH 12°29'46" WEST CONTINUING ALONG SAID NORTHERLY LINE, 138.47 FEET; THENCE SOUTH 20°52'22" WEST CONTINUING ALONG SAID NORTHERLY LINE, 121.83 FEET; THENCE SOUTH 29°49'45" WEST CONTINUING ALONG SAID NORTHERLY LINE, 95.71 FEET; THENCE NORTH 60°33'32" WEST CONTINUING ALONG SAID NORTHERLY LINE, 502.21 FEET TO THE NORTHWEST CORNER OF SAID KIMBERLEY ESTATES PLAT 1; THENCE NORTH 17°33'22" EAST, 525.43 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 89°48'12" EAST ALONG SAID NORTH LINE, 830.00 FEET TO THE WEST RIGHT OF WAY LINE OF NE DELAWARE AVENUE; THENCE SOUTH 00°07'05" WEST ALONG SAID WEST RIGHT OF WAY LINE, 352.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.47 ACRES (455,938 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

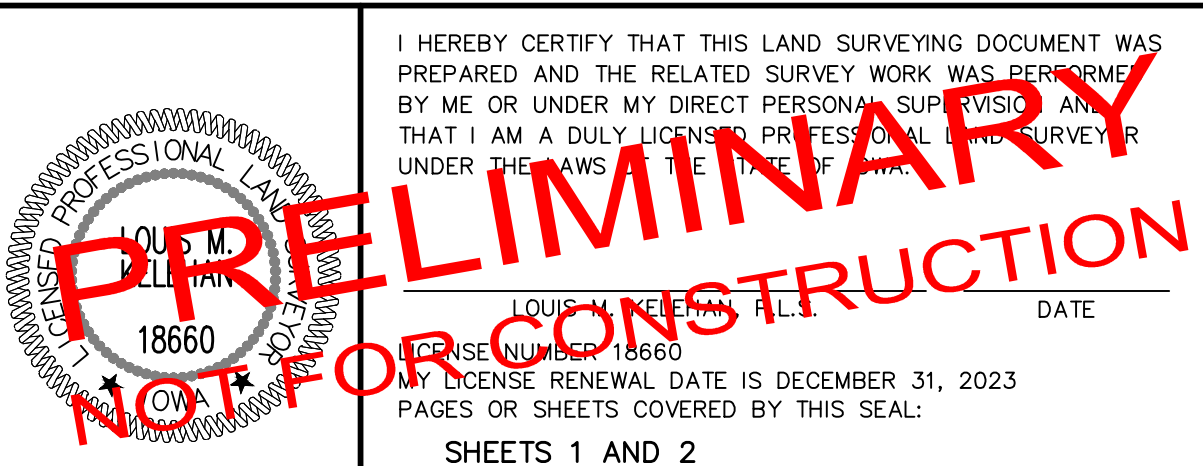
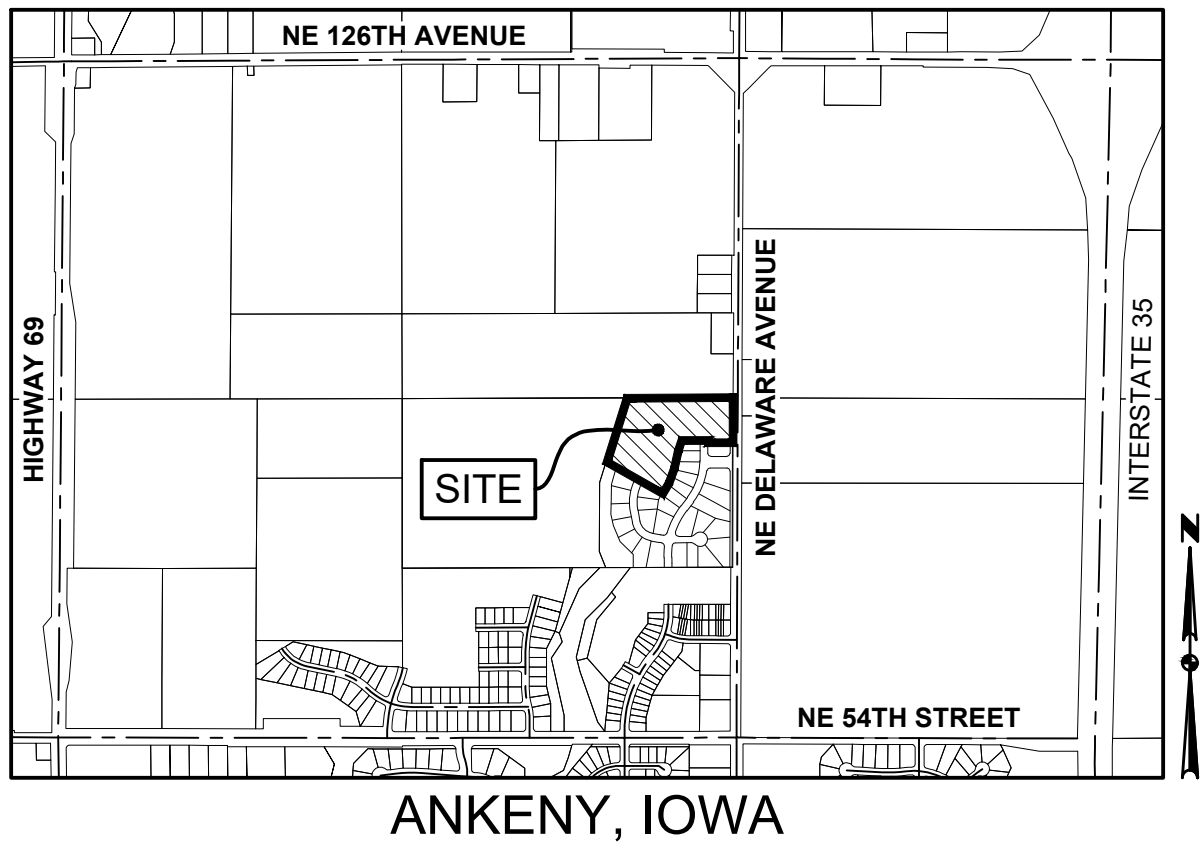
NOTES

1. ALL INTERNAL SIDEWALKS ARE TO BE 5' WIDE. AN 8' SIDEWALK SHALL BE CONSTRUCTED ALONG THE WEST SIDE OF NE DELAWARE AVENUE.
2. OUTLOT 'Z' WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
3. DECORATIVE FENCE, MONUMENT SIGNS AND LANDSCAPING/IRRIGATION ALONG DELAWARE AVENUE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
4. THE DEVELOPER WILL BE RESPONSIBLE FOR STREETLIGHT INSTALLATION WITHIN THE PLAT BOUNDARY AND ALONG THE WEST SIDE OF NE DELAWARE AVENUE.
5. STORM WATER DETENTION BASINS LOCATED IN OUTLOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
6. INDIVIDUAL PROPERTY OWNERS MAY BE RESPONSIBLE FOR THE CONSTRUCTION OF SIDEWALKS ON THEIR PROPERTY. PRIOR TO CONSTRUCTION OF ANY SIDEWALKS, REFER TO THE PROJECT CONSTRUCTION DRAWINGS AND CONFIRM WITH CITY THE LOCATION, WIDTH AND ELEVATION OF SIDEWALKS.
7. NO DRIVEWAYS SHALL BE ALLOWED ONTO NE DELAWARE AVENUE
8. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
9. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
10. STREET LOTS 'A' AND 'B' TO BE DEDICATED TO THE CITY OF ANKENY AND SHALL BE USED AS PUBLIC STREET RIGHT OF WAY.
11. NO FENCES OR ACCESSORY STRUCTURES SHALL BE ALLOWED WITHIN THE LANDSCAPE BUFFER EASEMENT.
12. THE DEVELOPER IS RESPONSIBLE FOR INSTALLING THE SANITARY TRUNK SEWER ALONG THE WEST PLAT BOUNDARY.
13. EFFECTIVE DATE OF FEMA FLOOD HAZARD SHOWN ON PLAT IS FEBRUARY 1, 2019 AS SHOWN ON FLOOD INSURANCE RATE MAP FOR POLK COUNTY, IOWA, MAP NUMBER 19153C0065F.

LEGEND

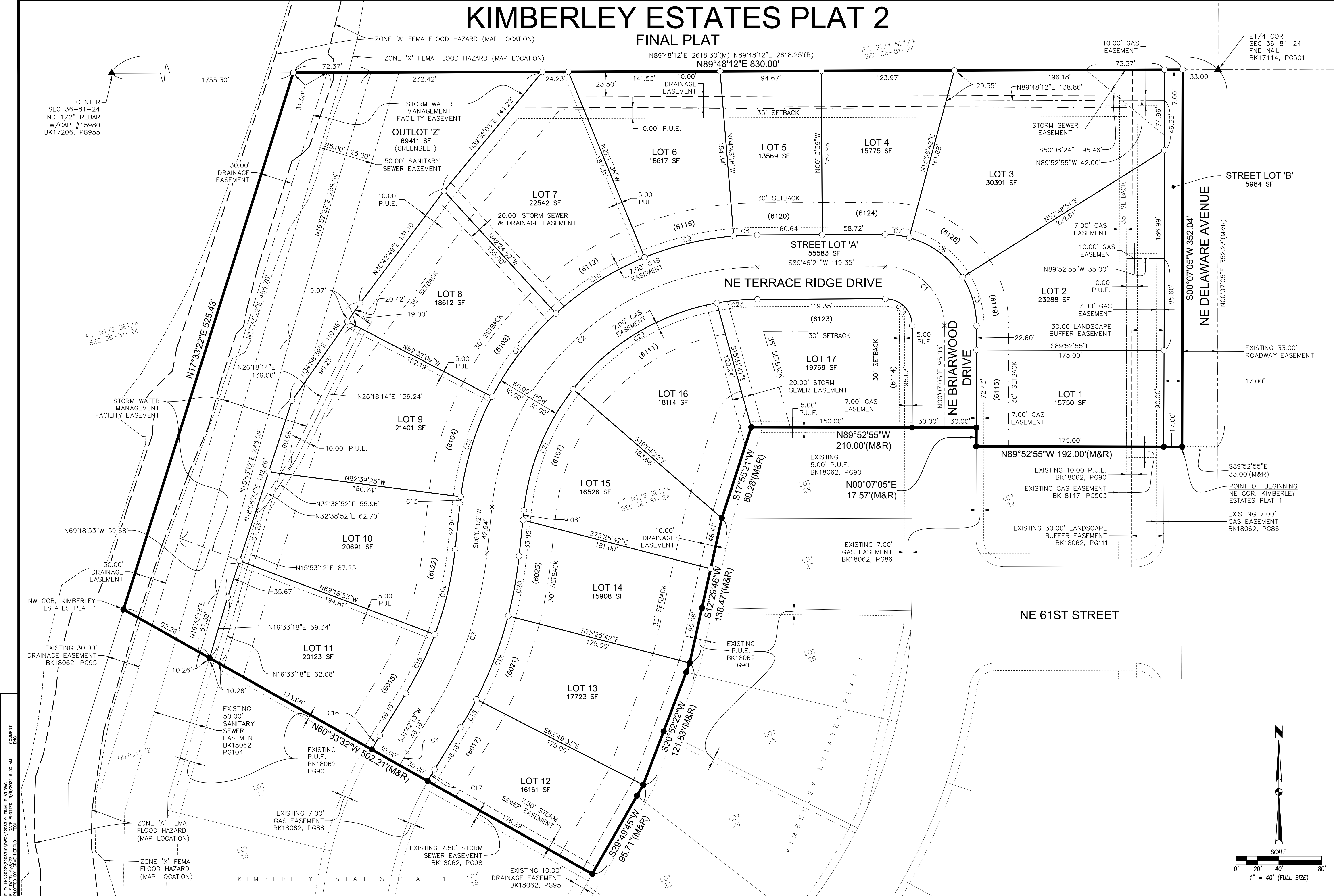
LEGEND	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP#18660 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE	_____	
SECTION LINE	_____	
EASEMENT LINE	_____	
BUILDING SETBACK LINE	_____	
PLAT BOUNDARY	_____	

VICINITY MAP



KIMBERLEY ESTATES PLAT 2

FINAL PLAT



DATE

06/08/22

REVISIONS

05/20/22

SECOND SUBMITTAL

FIRST SUBMITTAL

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

TECH: REVIEW:

ENGINEER:

3

16

2205.319

3

16

2205.319

3

16

2205.319

FILE: H:\2022\2205319\DWG\2205319-FINAL PLATING
PLOTTED BY: GAZE HEROLD
DATE: 6/7/2022 9:30 AM
COMMENTS:



PLAN AND ZONING COMMISSION

June 21, 2022

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

The Crossings at Deer Creek Plat 15 Final Plat

EXECUTIVE SUMMARY:

Staff Report attached

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider MOTION to recommend City Council approval of The Crossings at Deer Creek Plat 15 Final Plat, subject to staff approval of the associated traffic impact study.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download	
	Map
	Staff Report
	Applicant Letter
	Final Plat



N



1 inch = 550 feet

Date: 6/16/2022

The Crossings at Deer Creek Plat 15 - Final Plat



*Plan and Zoning Commission
Staff Report*

Meeting Date: June 21, 2022

Agenda Item: The Crossings at Deer Creek Plat 15 - Final Plat

Report Date: June 16, 2022

Prepared By: Bryan Morrissey
Associate Planner

ESL

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of The Crossings at Deer Creek Plat 15 Final Plat, subject to staff approval of the associated traffic impact study.

Project Summary:

The Crossings at Deer Creek Plat 15 is a proposed 26.28-acre (+/-) final plat located north of E 1st Street and east of NE Four Mile Drive within the Deer Creek Planned Unit Development (PUD). The subject final plat contains 46 single family lots and three outlots that will be utilized for either landscape buffering or storm water management. The subject area is identified as being a part of Parcels 'B' and 'D' within the Deer Creek PUD, with the underlying zoning of both parcels being R-1, One-Family Residence District. Lots 1-27 belong to Parcel 'B' and require a minimum 80' lot width, while lots 28-46 belong to Parcel 'D' and require a minimum 70' lot width. Two landscape buffer easements are proposed along west side of the project boundary to help screen the development from NE Four Mile Drive.

Project Report:

Streets: The general layout of the plat creates NE 12th Street that runs east to west, connects to NE Four Mile Drive, and will serve as the primary access for the development. Two cul-de-sacs will be created that extend north off of NE 12th Street, while NE Meadow Landing Drive and NE Meadow Crossing Drive will be partially constructed to the north. NE Meadow Landing Drive and NE Meadow Crossing Drive and will be extended when future development of the area occurs.

Water: The subject plat will be serviced by installing a ten-inch water main along the north side of NE 12th street while eight-inch mains run along NE Vista Court, NE Winding Trail Court, NE Meadow Landing Drive, and NE Meadow Crossing Drive. The ten-inch main along NE 12th Street ties into the twelve-inch main that runs along NE Four Mile Drive.

Sewer: Eight-inch sanitary service will be extended throughout the entirety of the development as it ties into the sanitary main off SE Four Mile Drive.

Drainage: Stormwater intakes and lines will be installed throughout the entirety of the development. The majority of the stormwater in the area will be routed via storm piping to a dry bottom detention pond in the northwest corner of the site before ultimately flowing to Deer Creek.

Parkland: Payment in lieu of park land dedication will be provided by the developer when the plat goes before City Council. In total, 0.84-acres (+/-) of parkland will need to be accounted for via the developer's payment.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: The Crossings at Deer Creek Plat 15

NAME OF OWNER/ DEVELOPER: Deer Creek Estates, LLC

GENERAL INFORMATION:

PLAT LOCATION: North of E 1st Street; East of NE Four Mile Drive
SIZE OF PLAT: 26.28-acres
ZONING: Deer Creek PUD

LOTS:

NUMBER: 46 single-family lots
SIZE/DENSITY: 1.75 units per acre
USE: Residential
BUILDING LINES: **Lots 1-27** (PUD Parcel B): 80' minimum lot width, 25' front yard setback; 15' (minimum 7' one side) side yard setback; 30' rear yard setback
Lots 28-46 (PUD Parcel D) 70' minimum lot width, 25' front yard setback; 15' (minimum 7' one side) side yard setback; 30' rear yard setback

PARK SITE DEDICATION:

The developer has opted for payment in lieu of parkland dedication.

ADJACENT LANDS:

NORTH: R-1, One-Family Residence District
SOUTH: Deer Creek PUD
EAST: Canyon Landing PUD
WEST: Deer Creek PUD

STREET DEVELOPMENT:

NAME: NE 12th Street
LENGTH: 1,329.78'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/70'
PAVEMENT WIDTH: 37'

NAME: NE Vista Court
LENGTH: 252.00'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

NAME: NE Winding Trail Court
LENGTH: 390.00'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

NAME: NE Meadow Landing Drive
LENGTH: 217.04'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

NAME: NE Meadow Crossing Drive
LENGTH: 373.74'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

NAME: NE Four Mile Drive
LENGTH: 593.00'
CLASSIFICATION: Minor Arterial
R.O.W. (REQ'D./PROV.): 60'/80'
PAVEMENT WIDTH: 31'

WASTE WATER:

PROJECTED FLOWS: 46 units X 3 person. per house X 330 gal. per day/pers.= 45,540 GPD
WRA CAPACITY: 200 MGD; current daily avg. 132 MGD
NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: Four Mile Trunk Sewer

STORM WATER:

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

WATER SYSTEM:

USAGE: 46 units X 3 persons/house X 100 gal. per day/person = 13,800 GPD
SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 6.2 MGD.

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved.



CIVIL DESIGN ADVANTAGE L.L.C.

ENGINEERS, LANDSCAPE ARCHITECTS,
PLANNERS & SURVEYORS

June 10, 2022

Honorable Mayor, City Council and Plan and Zoning Commission Members
c/o Bryan Morrissey
City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: The Crossings at Deer Creek Plat 15
Final Plat and Construction Drawing Submittal

Dear Plan and Zoning Commission Members, Council Members, and Honorable Mayor;

On behalf of Deer Creek Ankeny, Inc., we are pleased to submit herewith a final plat and construction drawings for The Crossings at Deer Creek Plat 15 located within the Deer Creek PUD, east of NE Four Mile Drive, north of E 1st Street. The property contains approximately 26 acres.

Plat 15 will include development of 46 single family lots, which is consistent with the Deer Creek PUD and Deer Creek South Phase 4 preliminary plat. The project contains several new public streets including the extension of NE Four Mile Drive, NE 12th Street, NE Vista Court, NE Winding Trail Court, NE Meadow Landing Drive, and NE Meadow Crossing Drive.

We are requesting that preliminary approval of the final plat be granted by City Council at the next regular City Council meeting.

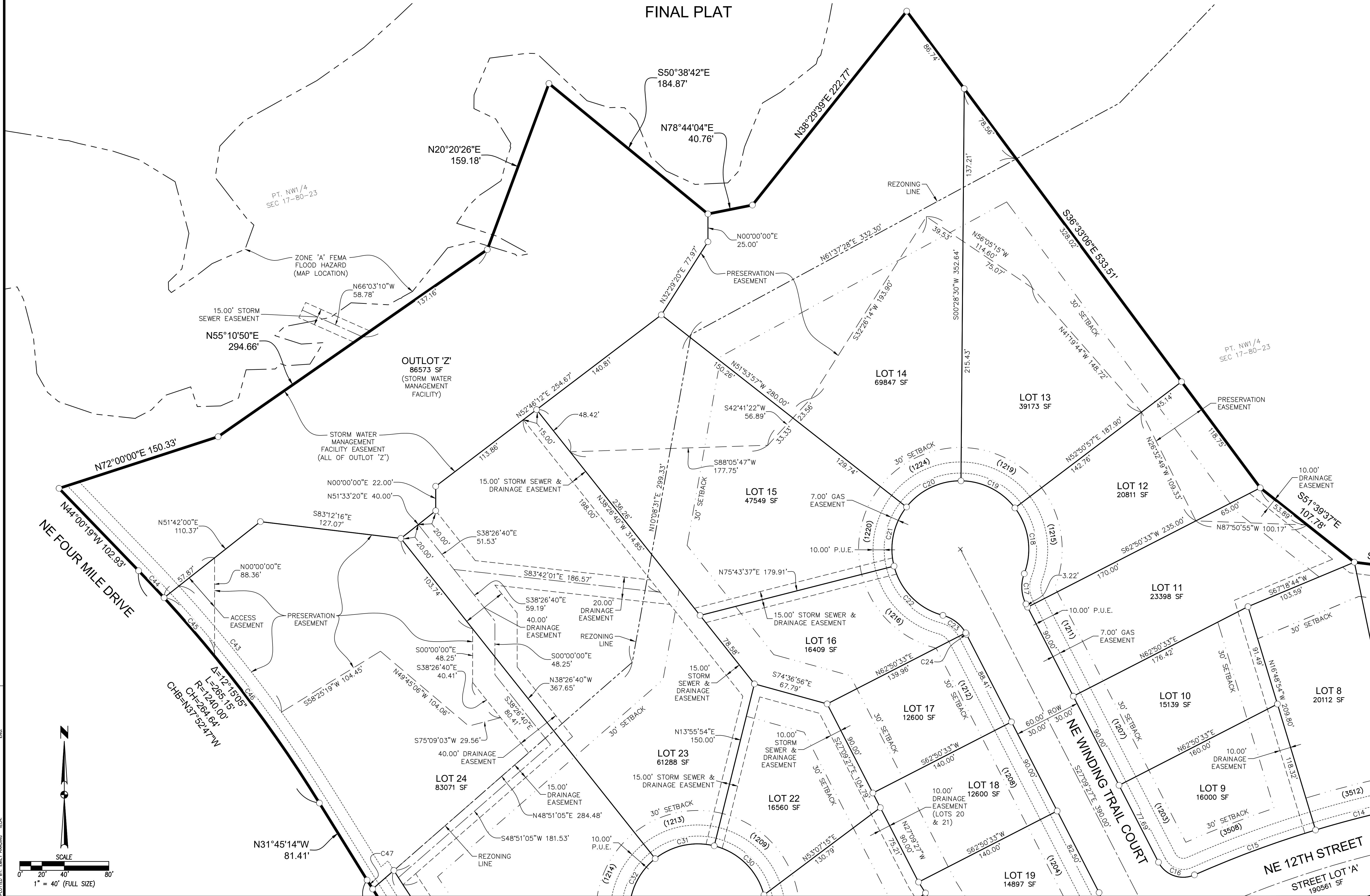
Sincerely,
CIVIL DESIGN ADVANTAGE, LLC

Emily Harding, Project Manager

cc: Jeff Grubb, Deer Creek Ankeny, Inc.

THE CROSSINGS AT DEER CREEK PLAT 15

FINAL PLAT



FILE: H:\2022\2201003\000\003\2201003-FINAL PLAT.DWG
CONVENT: 11/10/2022 9:06 AM
PLOTTER: HP DesignJet 2400
PLOTTER: HP DesignJet 2400

DATE

06/10/22

REVISIONS

02/04/22

ENGINEER:

TECH:

REVIEW:

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

CIVIL DESIGN ADVANTAGE

ANKENY, IOWA

THE CROSSINGS AT
DEER CREEK PLAT 15
FINAL PLAT

2

4

2201.003

THE CROSSINGS AT DEER CREEK PLAT 15

FINAL PLAT



DATE: 06/10/22
02/04/22

REVISIONS:
FIRST SUBMITTAL
SECOND SUBMITTAL

TECH: REVIEW: ENGINEER:

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

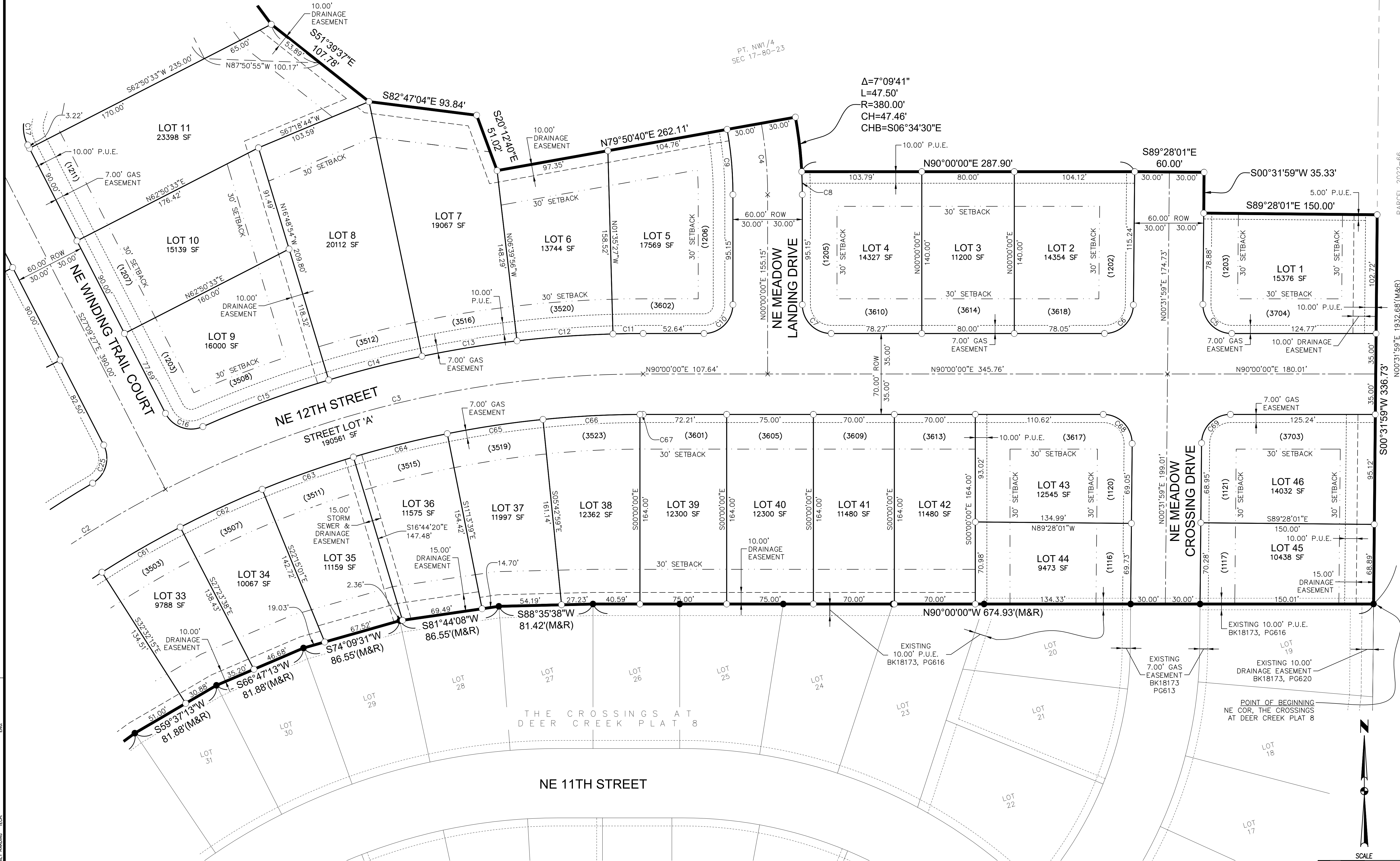
CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

**THE CROSSINGS AT
DEER CREEK PLAT 15
FINAL PLAT**

3
4
2201.003

THE CROSSINGS AT DEER CREEK PLAT 15
FINAL PLAT

N1/4 COR
SEC 17-80-23
FND MAG NAIL
BK18970, PG913



DATE

06/10/22

02/04/22

REVISIONS

ENGINEER:

TECH:

REVIEW:

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

THE CROSSINGS AT
DEER CREEK PLAT 15
FINAL PLAT

ANKENY, IOWA

4

2201.003