
Agenda Item: Action: Cougar Valley Farms Amendment to the 2010 Ankeny Comprehensive Plan, Figure 5.13 Future Land Use Plan Map
Report Date: January 11, 2017 *ESL*
Prepared By: Derek Silverthorn
Planner I

STAFF RECOMMENDATION

That the Plan and Zoning Commission recommend the City Council amend the 2010 *Ankeny Comprehensive Plan*, Figure 5.13 Future Land Use Plan map, to designate property owned by JDEV LLC as Low Density Residential and Medium Density Residential.

DISCUSSION

JDEV LLC, the property owner, is requesting an amendment to the *2010 Ankeny Comprehensive Plan*, Figure 5.13 Future Land Use Plan Map. The area of the proposed map amendment consist of approximately 42 acres (+/-) of land, generally located north of 11998 NE 14th St (US HWY 69) that is generally located in the northeast quadrant of US Highway 69 and NE 54th Ave.

The *2010 Ankeny Comprehensive Plan* currently does not have an assigned land use to this area. The proposed land use is Low Density Residential and Medium Density Residential land use classifications. The properties to the east and south are designated as Low Density Residential.

Compatibility Matrix

Table 5.4 in the *2010 Ankeny Comprehensive Plan* is a Land Use Compatibility Matrix which assesses the relationships between existing land uses and proposals. The portion of the subject area proposed to be designated as Low Density Residential would be adjacent to existing land use designations of Low Density Residential to the south and east. The portion of the subject area proposed to be designated as Low Density Residential would also be adjacent to an existing Park and Greenway land use designation to the east. The compatibility matrix rates the comparison of Low Density Residential and Parks as a 4. The rating of a 4 suggests compatibility with adjacent uses. The land adjacent to the north, west, and southwest of the subject site is unincorporated and not identified in the *2010 Ankeny Comprehensive Plan*.

History of the Zoning and Development in the Area

This site is going through the annexation process. If annexed, the property will initially be zoned R-1, One-Family Residence District, as is all newly annexed land. Properties directly to the south of the subject site are zoned as R-1, One-Family Residential. Properties southeast of the subject site are zoned as R-2, One-Family and Two-Family Residence District, restricted to single-family. Properties directly to the east of the subject site are zoned as R-3, Multiple-Family Residence District, restricted to single-family. Land adjacent to the subject property to the north,

west, and southwest are not within the corporate limits of the City of Ankeny and do not have a future land use designation.

IMPACTS ON SYSTEMS

Street System:

Public streets may or may not be required within this development.

Water System:

Water is not currently available to the site.

Sanitary Sewer System:

Sanitary Sewer is not currently available to the site.

Fire:

The site is within the City of Ankeny Fire Protection District. Members of the Fire Department receive tech review packets and attend tech review meetings to work through any concerns.

Police:

Members of the Police Department receive tech review packets and attend tech review meetings to work through any concerns.

Schools:

The site is in the North Polk Community School District.

PUBLIC HEARING

The Plan and Zoning Commission held a public hearing on the proposed Land Use Plan Map Amendment on January 3, 2017. The following issues were raised at the public hearing:

Future Site Layout and Density:

There were inquiries regarding how this site would potentially layout. When looking at the plat for the property to the east, there is a collector road that comes out at the north side of that property. Where this collector could potentially intersect N Ankeny Blvd (HWY 69) would be subject to the DOT. Based on preliminary discussion with the developer, the intent is that townhomes/multi-family would be located in the northwest corner where this potential collector would meet N Ankeny Blvd (HWY 69). The Comprehensive Plan suggests a maximum density of 10 units per acre, which would dictate the level of development at this intersection. As development transitions from medium density at the intersection there would be smaller single family lots and even larger single family lots backing up to the Elwell property. The land use map is not a hard line map, and a more detailed concept plan would be provided at later stages of the development process.

Harmony with Square-Mile Neighborhood Unit

When looking at the square-mile neighborhood unit, indicated in the Comprehensive Plan as a model to combat sprawl and isolated residential subdivisions, creating integrated, connected and more compact designs, this proposed amendment is generally conducive to that model. Typically

there would be commercial development at the corner of NE 54th Street and the highway, with residential development moving away from the intersection. Commercial development may also be located further north pending future plans for the Northeast Beltway.

SUMMARY

The purpose of the Land Use Plan Amendment process is to provide the site with a land use designation. At this time, the site is not included in the 2010 Ankeny Comprehensive Plan, Figure 5.13 Future Land Use Plan map. Properties directly to the south of the subject site are zoned as R-1, One-Family Residential. Properties southeast of the subject site are zoned as R-2, One-Family and Two-Family Residence District, restricted to single-family. Properties directly to the east of the subject site are zoned as R-3, Multiple-Family Residence District, restricted to single-family. Land adjacent to the subject property to the north, west, and southwest are not within the corporate limits of the City of Ankeny and do not have a future land use designation.

Staff recommends that the Plan and Zoning Commission recommend the City Council amend the 2010 Ankeny Comprehensive Plan, Figure 5.13 Future Land Use Plan map, for property owned by JDEV LLC to be designated as Low Density Residential and Medium Density Residential.