



*Plan and Zoning Commission
Staff Report*

Meeting Date: April 18, 2017

Agenda Item: Willow Run Annexation
Report Date: April 13, 2017 *ETC*
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Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approve the voluntary annexation of property owned by Dennis E. Jordan, Joseph & Elizabeth Origer, Leroy Brown III, Nello Medici Life Estate (North), Nello Medici Life Estate (South), Sante & Nello Medici, and Jerome & Josephine Schmitt

Discussion

Property owners, Dennis E. Jordan, Joseph & Elizabeth Origer, Leroy Brown III, Nello Medici Life Estate (North), Nello Medici Life Estate (South), Sante & Nello Medici, and Jerome & Josephine Schmitt, have requested annexation to the City of Ankeny. The land is roughly 25.7 acres located in the southeast quadrant of Ankeny, generally located east of S Ankeny Boulevard, south of SE 33rd Street and SE Primrose Drive. The annexation area consists entirely of petitioned land and is contiguous with the corporate boundary of Ankeny. There are a few different options to get water to the subject area. The Developer can choose to connect to 10" water on Ankeny Boulevard, just south of SW 33rd Street; bore under South Ankeny Boulevard and connect to 8 inch water installed with Willow Run West; or bore under South Ankeny Boulevard and connect to the County's 8 inch main and coordinate with all properties north of 72nd Street due to their water rates changing if the portion of water main changed to City water main. Sanitary sewer will be extended south from SE Primrose Drive. A private lift station will likely be installed to serve the western portion of the area requesting to be annexed.

Existing Polk County Zoning and comprehensive Plan Land Uses

The Petitioned area is zoned Low Density Residential on the Polk County Zoning Map.

The area is identified as Low Density Residential on the Polk County Future Land Use map.

City of Ankeny Comprehensive Plan

This annexation area is not identified in the current Comprehensive Plan. However, this area was identified as Low Density Residential in the 2004 Comprehensive Plan. Therefore, staff has told the applicant they will not be required to do a Land Use Plan Amendment if the property is developed as Low Density Residential. A map has been included to show the annexation area in relation to the Ankeny City limits.

Consultation Meeting

A consultation meeting was held on April 10, 2017. Notice of the meeting was sent via certified mail to the Polk County Supervisors and the Crocker Township Trustees. Seana Perkins, Land Use Planning Coordinator for Polk County, attended the meeting and indicated the County had no issues with the proposed annexation. The parties invited to the consultation meeting have seven days from the date of the consultation meeting to submit written comments regarding the proposed annexation. No additional comments were received to by the date of this staff report.

PUBLIC HEARING

The Commission held a public hearing on the proposed annexation on April 4, 2017. The following items were topics of discussion/questions brought up by the Public and Commissioners:

Timing of the Highway 69 Project

The Highway 69 widening project is an Iowa Department of Transportation project. Staff's understanding is that tentatively, the plan is for right-of-way acquisition in 2019 and for construction in 2020 letting.

Existing Drainage

The drainage patterns of the Springwood Terrace plats located to the north of the proposed annexation are consistent with the approved construction and drainage study plans. The storm water in this area ultimately drains through platted Public Utility and Drainage Easements within the plats and offsite to the Carney Marsh located just north of SE 54th Street.

Carney Marsh

Staff contacted the Polk County Planning Department and asked about concerns or plans for the area adjacent to the annexation area. The County stated that there are no specific concerns or plans to expand the marsh area. The County Planning and Development Manager stated that there are marshy low-lying areas within this area but mostly to the south and east of the proposed annexation area.

Future Drainage

Storm water from the development to the north flows south and east through the subject property on its way to the County Marsh. Any development of the subject property would need to be designed to accommodate the water coming from the north. As the subject property also drains south and east, there is no reason any additional storm water would go north and affect the existing neighborhood.

Development Process:

A lot of questions and concerns were brought up by the public due to the level of detail of the development that was proposed at the public hearing. The public hearing held on April 4th, 2017 was in regards to the annexation of the subject property. Section 191.01 of the City Code states that all territory which may be annexed to the City shall be considered as lying in the R-1 District until such classification has been changed by amendment in accordance to the Zoning Ordinance. Historically, the U-1, Conservation and Public Utility District has not been used for conservation within the City of Ankeny. Currently the two properties within the City zoned U-1 are the

Ankeny Regional Airport and the DMACC campus. If the property owner wishes to develop the property with a zoning classification of anything other than R-1, One-Family Residence District a rezoning would be required.

Rezoning: The rezoning is one of the first processes in the Development of a parcel of land located within City limits. To start the rezoning process a rezoning petition must be signed by the owners of at least 60% of the property within 250' of the parcel proposed for rezoning. The Plan and Zoning Commission holds a public hearing as a part of its consideration in making a recommendation to the City Council. The City Council also holds a public hearing on the rezoning and decides whether to accept or deny the zoning change.

Platting: The next step in the Development Process is Preliminary and Final Platting. Preliminary platting is the development of an overall concept of a large area of land that is controlled by the applicant/owner. It involves the anticipated layout of blocks, lots, streets, parks and park site dedication requirements, public improvements, and utilities. This is also the point in development where traffic concerns are addressed through traffic studies. The traffic study will help determine appropriate access points and any potential improvements needed for adjacent roadways. The Plan and Zoning Commission reviews preliminary plats and makes a recommendation to City Council. The Council receives the recommendation and takes action by motion on the preliminary plat. Properties zoned PUD, Planned Unit Development typically don't require a preliminary plat due to the detail addressed within a PUD.

Final platting is the development of specific plans, usually for a portion of the preliminary platted area. It involves the specific layout of blocks, utilities, easements, lots and streets. Construction plans for streets and other public improvements and utilities are submitted with the final plat drawings. Storm water studies are also required and are reviewed by City Engineers. The Plan and Zoning Commission reviews final plats after all staff comments are addressed and makes recommendations to City Council who reviews the recommendation and takes action by resolution.

Site Plan: The City code requires a site plan for residential dwellings that are not one-family and two family dwellings, PUD's, and all commercial development. The site plans submitted involve the specific layout of buildings, driveways, parking areas, open spaces, landscaping, signage, drainage, lighting, etc. on a particular lot in a final plat. After staff reviews site plans, drainage studies and building elevations, they forward a recommendation to the Plan and Zoning Commission who reviews the site plans and takes action on the site plan by motion.

SUMMARY & RECOMMENDATION

The proposed annexation complies with the City of Ankeny's annexation policy. Public utilities exist and can be extended to serve this area. Therefore, staff is recommending that the Plan and Zoning Commission recommend City Council approval of the Willow Run annexation.